

2025 Fairfax County Comprehensive Plan Amendment Work Program

Adopted by the Board of Supervisors on June 10, 2025, as amended through April 14, 2026

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. Work Program items identified as “Tier 1” are in areas of development focus or support an identified County priority, such as providing affordable housing or enhancing office development, and represent the highest priority for staff resources and timing. Items identified as “Tier 2” may not be in areas of development, and are typically reviewed in conjunction with the submission of a development application and as staff resources are available. Items identified as “Tier 3” are deferred studies, with the timing of the review to begin following completion of other studies, planning efforts, or other actions that would influence the policy context.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier 1				
Policy Amendments				
Policy Plan Amendments – Phase 2 2022-CW-2CP <i>PLUS No. PA-2022-00009</i>	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. This phase will focus on the remaining Policy Plan elements.	
Heritage Resources -- 2026-CW-1CP	Countywide	12/7/2009	Update recommendations for Inventory of Historic Sites on an annual basis, if needed.	
Public Facilities Plan Map Amendment – 2013-CW-5CP <i>PLUS No. PA-2020-00003</i>	Countywide	7/9/2013	Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12: -- Coordinate with other local and state utilities, such Dominion Virginia Power, that own property planned for uses other than Public Facilities, Governmental, and Institutional uses to determine if those properties should be re-planned as Public Facilities, Governmental, and Institutional uses. -- Update Area Plans and Policy Plan text as necessary to reflect new public facilities and changes to existing public facilities identified during the Plan Map update process that were outside of the scope of that process. -- Consider re-planning land recommended for public facilities that is developed as residential and non-residential uses. – This authorization will be incorporated with the Tier 1 Public Facilities Policy Plan update.	

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Tier 1				
Public Facilities Policy Plan -- 2020-CW-1CP <i>PLUS No. PA-2020-00026</i>	Countywide	7/14/2020	Considerations a Comprehensive Plan amendment to update the Comprehensive Area Plans and references to public facilities, including reviewing the alignment of those updates with the CIP.	
Editorial Amendment 2025-CW-CP1 <i>PLUS No. PA-2025-00003</i>	Countywide	6/10/2025	Update recommendations in the Policy Plan, Area Plans, Glossary, and Comprehensive Plan Maps to make editorial changes on an annual basis, as needed.	
Active Transportation and Trail Plan 2025-CW-T1 <i>PLUS No. PA-2025-00001</i>	Countywide	5/13/2025	Fairfax County is updating and consolidating the 2021 Bicycle Master Plan and the 2018 Countywide Trails Plan into a single, comprehensive document titled the Active Transportation and Trails Plan. In support of this effort, the Transportation Element of the Policy Plan must be revised to ensure consistency with the proposed Plan. This includes aligning definitions, bicycle and pedestrian recommendations, map notes, and references previously associated with the separate Bicycle Master Plan and Countywide Trails Plan. Additionally, amendments to Special Area Plans and other elements of the Comprehensive Plan may be necessary to reflect updated references and maintain internal consistency across planning documents.	
Areawide Studies				
Fairfax Center Area Land Unit K 2024-II-1FC <i>PLUS No. PA-2024-00006</i>	Springfield	06/25/2024	Comprehensive Plan amendment to consider a planning study for Land Unit K of the Fairfax Center Area and the areas served by its sewer pump stations, with specific consideration for future land uses, open spaces, interparcel access, the surrounding transportation network, and supporting infrastructure.	

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Tier 1				
Fairfax Center Area, Phase III, Core Area – 2013-III-FC1 (C) <i>PLUS No. PA-2020-00007</i>	Braddock	12/6/2016	Pursue a third phase of the Fairfax Center Area Suburban Center Study to evaluate and update Plan recommendations for the Core Area. This study will include a transportation analysis and may also include editorial updates for the Fairfax Center Area to ensure that Plan recommendations account for existing and entitled development. The study should include Tax Map Parcel 56-2 ((1)) 1C (Reserve at Fairfax Ridge) for an increase in intensity up to 0.42 FAR to accommodate additional residential uses and consider topography and pedestrian connectivity to the adjacent Fairfax Corner development (CPN22-BR-002). Also informing this Plan Amendment is the Government Center Visioning effort authorized by the Board on June 28, 2022.	
Centreville Study – 2022-III-BR1 <i>PLUS No. PA-2022-00008</i>	Sully	10/25/2022	Comprehensive Plan amendment to consider updating Plan guidance for the Centreville Area, including the Centreville Suburban Center. -- Phase I: Public engagement initiatives and evaluation of existing conditions -- Phase II: Consideration and evaluation of new land use policy recommendations	
Lorton Visioning -- 2021-IV-LP1 <i>PLUS No. PA-2021-00011</i>	Mount Vernon	1/26/2021	Consideration of a Comprehensive Plan amendment for land use in the LP2 Lorton-South Route 1 Suburban Center, generally comprising Tax Maps 107-1, 107-2, 107-3, 107-4, 108-1, 108-3, 113-1, 113-2, 113-3, 113-4, 114-1. The focus should be placed on the Lorton Road area east of Silverbrook Road including the Lorton Town Center, and the Route 1 corridor from Fort Belvoir to the Occoquan River. The Comprehensive Plan amendment should reflect the community’s future vision. As part of the study, new or improved placemaking and connectivity opportunities should be considered in the context of the immediate area’s many unique historic, cultural, natural, recreational and transportation assets to ensure a comprehensive evaluation of additional ways to embrace and link to these distinct places.	

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Tier 1				
Innovation Center TSA North Study SSPA 2023-III-1UP <i>PLUS No. PA-2023-00002</i>	Dranesville	4/11/2023	Consideration of a Plan amendment for Dulles Suburban Center, Land Unit L, encompassing the northern portion of the Innovation Center Station, including, but not limited to, specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process (CPN22-DR-001, CPN22-DR-002, and CPN22-DR-004).* The location of transportation improvements associated with the review of this study should be carefully considered to ensure adherence to the County's Transit-Oriented Development Guidelines. *Note, SSPA sites consist of: <ul style="list-style-type: none"> • Dulles Greene SSPA 2023-III-18UP • Innovation Avene SSPA 2023-III-19UP 	
Springfield TSA/CBC Study SSPA 2023-IV-1S <i>PLUS No. PA-2023-00003</i>	Franconia	4/11/2023	Consideration of a Plan amendment for the Springfield Transit Station Area and Community Business Center to consider the recommendations of the Springfield Market Study. The study should also consider the possible inclusion of the Fleet Industrial Park (Tax Map Parcels 91-1 ((1)) 32A, 33, 34, 35, 36, 36B, 39, 47A, 47B, and 98) in the Franconia-Springfield TSA.	re-authorized 11/18/2025

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Tier 1				
Reston TSA Study Areas SSPA 2023-III-6UP <i>PLUS No. PA-2023-00031</i>	Hunter Mill	6/10/2025	Consideration of a Plan amendment for land areas accepted into the 2022-2023 and 2025 Countywide SSPA processes for the Reston Transit Station Areas, including, but not limited to, specific considerations for the proposed land use mix, density/intensity, consolidation recommendations, and other proposed changes in the affected Transit Station Areas (CPN22-HM-001, 002, 003, 004, 005, 006, 009, 010, 014) and (CPN-2025-III-HM-048.)* *Note, SSPA sites consist of: <ul style="list-style-type: none"> • Lake Fairfax Business Center SSPA 2023-III-9UP, <i>PLUS No. PA-2023-00045</i> • Commerce Metro Center SSPA 2023-III-10UP, <i>PLUS No. PA-2023-00046</i> • Samuel Morse Drive SSPA 2023-III-11UP, <i>PLUS No. PA-2023-00047</i> • 1950 Roland Clarke Place SSPA 2023-III-12UP, <i>PLUS No. PA-2023-00048</i> • Reston Corner SSPA 2023-III-13UP, <i>PLUS No. PA-2023-00049</i> • 1760 Reston Parkway SSPA 2023-III-14UP, <i>PLUS No. PA-2023-00050</i> • 12120 Sunrise Valley Drive SSPA 2023-III-15UP, <i>PLUS No. PA-2023-00051</i> • Association Drive SSPA 2023-III-16UP, <i>PLUS No. PA-2023-00052</i> • 11600 Sunrise Valley Drive SSPA-2025-III-5UP, <i>PLUS No. PA-2025-00008</i> 	
Penn Daw CBC Land Unit C Study SSPA 2023-IV-1MV <i>PLUS No. PA-2023-00004</i>	Mount Vernon	4/11/2023	Consideration of a Plan amendment for Penn Daw CBC Land Unit C, including, but not limited to specific considerations for the proposed land use mix and density/intensity proposed for land areas within the study area accepted into the 2022-2023 Countywide SSPA process (CPN22-MV-007).	Re-tiered from tier 3 to tier 1 on 2/4/2025.
Tysons Office Designated Areas SSPA-2025-II-1M <i>PLUS No. PA-2025-00009</i>	Providence, Dranesville, Hunter Mill	6/10/2025	Consideration of a Plan Amendment for the Tysons Urban Center to update land use recommendations for the Office Designated Land Use Category, transportation and Parks Conceptual Plans, and associated areawide guidance.	
Merrifield Land Unit C SSPA-2025-I-1J <i>PLUS No. PA-2025-00010</i>	Providence	6/10/2025	Consideration of a Plan Amendment for the Merrifield Suburban Center, including, but not limited to, updates to the land use recommendations for Sub-units C1, C3, C4, and C7, the areawide grid of streets, park systems, and other associated areawide guidance.	

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Tier 1				
Gordon Road Triangle SSPA-2025-I-2J <i>PLUS No. PA-2025-00011</i>	Providence	6/10/2025	Consideration of a Plan Amendment for Rec #3 of the Jefferson North Community Planning Sector including, but not limited to, residential mixed-use up to 3.0 FAR to be coordinated with the planning for adjoining portions of the site in the City of Falls Church, and ongoing and planned transportation improvements.	
Reston East Planning Study 2026-III-UP1 <i>PLUS No. PA-2026-00002</i>	Hunter Mill	4/14/2026	<p>Consideration of a Plan amendment for new residential potential in the Reston East Sub-District South of the DAAR - Non-TOD of the Reston Comprehensive Plan. The study includes consideration for the proposed land use mix, density/intensity, consolidation recommendations, and other proposed changes for a total of 35 parcels. The study area is inclusive of the following five Site Specific Plan Amendments for the Reston Transit Station Areas:</p> <ul style="list-style-type: none"> • Preston White Drive SSPA 2023-III-17UP, PLUS No. PA-2023-00053 • Alexander Bell Drive SSPA-2025-III-1UP, PLUS No. PA-2025-00004 • 10690 Parkridge Boulevard SSPA-2025-III-2UP, PLUS No. PA-2025-00005 • 10800 Parkridge Boulevard SSPA-2025-III-3UP, PLUS No. PA-2025-00006 • 10701 Parkridge Boulevard SSPA-2025-III-4UP, PLUS No. PA-2025-00007 	
Site-Specific Amendments				
Brookside Motel -- 2021-IV-MV1 <i>PLUS No. PA-2021-00023</i>	Mount Vernon	12/7/2021	Consideration of a Comprehensive Plan for multifamily residential use on Tax Map Parcels 83-3 ((1)) 57A and 59, after a floodplain study and Resource Protection Area (RPA) delineation have been completed and approved by staff to locate the pre-development 100-year floodplain and RPA, respectively. Review of the proposed amendment should be reviewed concurrently with a rezoning application.	
Dranesville United Methodist Church -- SSPA 2023-III-2UP <i>PLUS No. PA-2023-00007</i>	Dranesville	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 6-4 ((1)) 66B, 70A, and 6-4 ((14)) A for an affordable independent living facility with up to 90 units, along with retention of the existing church building and other approved (yet to be built) uses, including a nursery school and childcare.	
Merrifield at Dunn Loring Station Apartments -- SSPA 2023-I-2J <i>PLUS No. PA-2023-00011</i>	Providence	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 49-2 ((1)) 39, 40, 48 and 53 for residential mixed-use up to 1.9 FAR, consisting of residential, office, hotel, and office uses.	

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Roger Bacon Drive 2023-III-UP8 <i>PLUS No. PA-2023-00043</i>	Hunter Mill	12/5/2023	Consideration of a Plan amendment for Tax Map 17-4 ((15)) 2 for residential mixed-use up to 2.5 FAR. This Plan amendment also considers a plan grid of streets linking Roger Bacon Drive, Michael Faraday Court and Lake Fairfax Business Center and includes the following parcels: Tax Map 17-4 ((16)) 1 – 23, 17-4 ((15)) 4, 17-4 ((15)) (5) 1, 3A, 4 and A; 18-3 ((5)) 7, 7A, 8B and G. Additionally, the analysis of the impacts will be considered in coordination with the proposed Plan amendment for Lake Fairfax Business Center. The Plan amendment should also prioritize increased connectivity to the Wiehle-Reston East Metrorail Station and the W&OD Trail, consider adopted watershed plans, and ensure the preservation of the existing Resource Protection Area (RPA) adjacent to Lake Fairfax Park.	
7616 Little River Tpke. (West Annandale) SSPA-2025-I-1A <i>PLUS No. PA-2025-00012</i>	Mason	6/10/2025	Consideration of a Plan Amendment for Tax Map Parcels 59-4 ((6))-10, 19B; 60-3 ((12))-5; 7-11-((2))4 for a mix of uses up to 1.9 FAR.	
Sears Site SSPA-2025-I-1B <i>PLUS No. PA-2025-00013</i>	Mason	6/10/2025	Consideration of a Plan Amendment for Tax Map Parcels 51-3 ((11)) 189A and 190A and 51-3 ((23)) A for residential use at up to 63 du/ac with community serving retail and review of the land use guidance for Land Unit C of the Seven Corners CBC.	
Food Star SSPA-2025-I-2B <i>PLUS No. PA-2025-00014</i>	Mason	6/10/2025	Consideration of a Plan Amendment for Baileys Crossroads Community Business Center Subunit B4 to add an option for Tax Map Parcels 62-3 ((2)) A and B for multifamily residential use up to 1,309 units and approx. 37,000 SF of non-residential use.	
Lincolnia CBC – Land Unit B1 SSPA-2025-I-1L <i>PLUS No. PA-2025-00015</i>	Mason	6/10/2025	Consideration of a Plan Amendment for Tax Map Parcels 72-4 ((1)) 15, 72-4 ((1)) 17A, and 72-4 ((1)) 14 for retail use up to 20,000 SF, multi-family residential use up to 665 unit, and senior living/hotel use up to 150,000 SF and increase in maximum building heights.	
Vinson Hall SSPA-2025-II-2M <i>PLUS No. PA-2025-00016</i>	Dranesville	6/10/2025	Consideration of a Plan Amendment for 31-3 ((1)) 83, 77A, and 81B for continuing care facility use up to 1.3 FAR.	

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Tier 1				
Van Dorn TSA Land Units D and E (part) -- SSPA 2021-IV-1RH <i>PLUS No. PA-2021-00008</i>	Franconia	1/26/2021	Consider a Plan Amendment for Land Unit D and the northern, undeveloped portion of Land Unit E, of the Van Dorn TSA. The evaluation should consider, but not be limited to, the recommended mix of uses, phasing conditions, multimodal transportation improvements including the planned bridge to Vine Street, coordination with the City of Alexandria, community engagement, and other relevant considerations. As appropriate, site-specific considerations for Tax Map Parcel 8-12 ((3)) 12A may be addressed in an initial phase of the study.	Re-tiered from tier 3 to tier 1 on 4/14/2026
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Tier 2				
Fair Lakes Study (Phase II) SSPA 2023-III-1FC <i>PLUS No. PA-2023-00005</i>	Springfield	4/11/2023	Consideration of a Plan amendment for Sub-unit E1 of the Fairfax Center Suburban Center. Phase II will consist of visioning and evaluation of a revised Comprehensive Plan for Fair Lakes, including but not limited to specific consideration of land use and density/intensity changes for Tax Map Parcel 55-2 ((01)) 9A, 55-2 ((1)) 19, 20 and 55-2 ((22)) B, C, and 55-2 ((1)) 11C1.	re-authorized on 3/4/2025
Fairfax Center Suburban Center Sub-Unit J1 and J2 and Evergreen Investment Co. LLC -- SSPA 2023-II-2F <i>PLUS No. PA-2023-00015</i>	Braddock	4/11/2023	Consideration of a Plan amendment for Fairfax Center Suburban Center Sub-unit J1 and J2: Phase I - Allow for land use and density/intensity changes for 4035 Ridge Top Road, Tax Map Parcel 56-2 ((1)) 36 with specific considerations to include the relationship of residential use to the surrounding office uses, transportation network, public facilities, and adequate open spaces; and Phase II - Evaluate the mix of uses and allowable densities/intensities for the balance of the Fairfax Center Suburban Center Sub-unit J1 and J2, with specific consideration for future land uses, open spaces, transportation network, and supporting infrastructure.	Re-authorized in phases 4/14/2026
Cityside Huntington -- SSPA 2023-IV-2MV <i>PLUS No. PA-2023-00008</i>	Mount Vernon	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 83-3 ((1)) 90 and 90B for residential use at 50-65 dwelling units per acre provided that additional units above the current plan are committed, long-term affordable housing.	re-tiered from tier 1 to tier 2 on 5/7/2024

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Tier 2				
Cavalier Club -- SSPA 2023-I-2B <i>PLUS No. PA-2023-00019</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 43 to add an option to allow mix of uses, including 20,000 square feet of retail and an increase in residential density to 20+ du/ac (approximately 300 new multifamily dwelling units). The existing residential structure is proposed to remain.	
Gallows Road -- SSPA 2023-I-1A <i>PLUS No. PA-2023-00020</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 59-2 ((1)) 29A, 29B, 30-36, 41, 42, 43 and 43A to add an option for planned density of 3-4 dwelling units per acre. Specific considerations should include potential interparcel multimodal access, stormwater improvements, appropriate transitions to neighboring properties and consideration of environmental features. The opportunity for an additional vehicular access to Gallows Road, opposite Hemlock Drive, should be evaluated.	
Pistone's -- SSPA 2023-I-4J <i>PLUS No. PA-2023-00035</i>	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 51-3 ((1)) 2 and 3 for Plan option for mixed-use, including up to 450 residential units and retail use for a total of up to 450,000 square feet (or 2.9 FAR of the current property area). Specific considerations should include right of way impacts from the potential Seven Corners Ring Road.	re-tiered from tier 3 to tier 2 on 6/10/2025
Shoppes of Lorton Valley -- SSPA 2023-III-1P <i>PLUS No. PA-2023-00021</i>	Mount Vernon	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel Tax Map Parcels 106-2 ((7)) 1, 4, 5 and 106-2 ((1)) 9A to remove the recommendation discouraging free-standing retail structures and allow a drive-thru facility within the existing shopping center parking lot. Specific considerations should include opportunities to improve pedestrian connections and vehicle circulation and queuing.	
Discovery Square -- SSPA 2023-III-4UP <i>PLUS No. PA-2023-00028</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 24-4 ((1)) 6C1 to amend Dulles Suburban Center, Land Unit D-3, Option B, to allow a mix of uses. The mix could include approximately, but not limited to, 29,000 square feet of retail, as well as 50 townhouses and 4 live/work units or alternatively retail and multi-family housing with flexibility to consider an intensity up to 0.8 FAR.	
Lincoln Park -- SSPA 2023-III-5UP <i>PLUS No. PA-2023-00029</i>	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 24-4 ((1)) 6D3, 6D5, 6D6, 6F and 6E for residential use with approximately 177 units at 18 dwelling units per acre (du/ac).	

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Tier 2				
Hilltop Village SSPA-2025-IV-2RH <i>PLUS No. PA-2025-00017</i>	Franconia	6/10/2025	Consideration of a Plan Amendment for Tax Map parcels 100-1 ((1)) 9C, 9D, 9E, 9F, 9G, and 9H for an option for residential mixed-use up to 0.41 FAR, to include approximately 280 multifamily units. Specific considerations should include amenities, pedestrian and bicyclist circulation, and open space and recreation to serve new residents, integrating new uses within the existing shopping center, and coordination with Fort Belvoir.	
6801 Telegraph Road 2025-IV-RH1 <i>PLUS No. PA-2025-00002</i>	Franconia	6/10/2025	Consideration of a Plan Amendment for Tax Map Parcel 92-1 ((1)) 20C for residential use to include a mix of housing types and to repurpose an existing office building.	
Edsall Road (Bren Mar Park) SSPA-2025-I-2L <i>PLUS No. PA-2025-00019</i>	Mason	6/10/2025	Consideration of a Plan Amendment for 81-1 ((1)) 13 for residential use up to 12 du/ac.	
Cherokee Ave (Sheetz) SSPA-2025-I-2A <i>PLUS No. PA-2025-00020</i>	Mason	6/10/2025	Consideration of a Plan Amendment for 80-2 ((1)) 52 and 57 for retail and other commercial uses.	
The Jefferson SSPA-2025-I-3B <i>PLUS No. PA-2025-00021</i>	Mason	6/10/2025	Consideration of a Plan Amendment for 51-3 ((1))24 for up to 101 additional attached residential units. Existing 310 multi-family units to remain.	
Versar Vehicles SSPA-2025-I-3A <i>PLUS No. PA-2025-00022</i>	Mason	6/10/2025	Consideration of a Plan Amendment for 80-2 ((1)) 22A and 22B for vehicle sales, rental, service, and storage.	
5300 Shawnee Road SSPA-2025-I-4A <i>PLUS No. PA-2025-00023</i>	Mason	6/10/2025	Consider a Plan Amendment for 71-4 ((26)) 4A for multi-family residential use at 16 to 20 dwelling units per acre.	

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Tier 2				
Pohick Road – Lorton SSPA-2025-IV-1LP <i>PLUS No. PA-2025-00025</i>	Mount Vernon	6/10/2025	Consideration of a Plan Amendment for Tax Map Parcels 108-1 ((1)) 1B, 30, and 30A, and 108-1 ((2)) B1, C and D for residential use, with considerations for tree preservation, landscape buffering, and compatible building heights to ensure an appropriate transition and scale to the surrounding single family residential area. Access onto Pohick Road and Lagrange Street should be studied carefully to ensure adequate and safe turning movements, and to minimize impacts to the residential neighborhood. Environmental concerns such as, but not limited to, steep slopes, marumsco soils, floodplain, EQC, RPA, noise and required setbacks from the CSX railroad will be of high importance and factored into the design of the proposal. Offsite active transportation improvements should be considered with the proposal to connect the site to the core of Lorton. Collaboration with the Parks Authority should be explored for the portions of the site that are to remain undeveloped.	
Lidl - Penn Daw SSPA-2025-IV-1MV <i>PLUS No. PA-2025-00026</i>	Mount Vernon	6/10/2025	Consideration of a Plan Amendment for 83-3 ((1)) 22A and 22B1 to add an option for multi-family residential use up to 200 units, in addition to the existing 30,000 SF non-residential use with consideration for coordination with the future BRT station, appropriate site access, building orientation, urban parks, and multimodal improvements.	
11600 American Dream Way SSPA-2025-III-7UP <i>PLUS No. PA-2025-00027</i>	Hunter Mill	6/10/2025	Consideration of a Plan amendment for 17-4 ((40)) C to add an option for attached residential use up to 150 units.	
Church of the Good Shepherd - SSPA 2023-II-3F <i>PLUS No. PA-2023-00030</i>	Braddock	4/11/2023	Consideration of a Plan Amendment for Tax Map Parcel 69-4 ((1)) 6A2 for residential use at up to 2-3 dwelling units per acre. Specific considerations should include affordable housing, tree preservation, usable open space, and other factors to achieve compatibility with the surrounding neighborhood.	re-tiered from tier 3 to tier 2 on 8/26/2025
Gate House Plaza 2025-I-J4 <i>PLUS No. PA-2025-00037</i>	Providence	10/28/2025	Review the recommendations for Sub-Unit G2 of the Merrifield Suburban Center to allow for an additional drive-through use on Tax Map Parcel 49-3 ((1)) 142A.	
6404 Telegraph Road SSPA-2025-IV-4RH <i>PLUS No. PA-2025-00028</i>	Franconia	6/10/2025	Consider a Plan Amendment for Tax Map Parcels 82-3 ((4)) 1B and 2B for single family detached residential use with specific attention given to the character, density and scale of new development; appropriate transitions and buffering to adjacent residential	re-tiered from tier 3 to tier 2 on 2/3/2026

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Tier 2				
			properties; the potential for marine clay soils on-site; pedestrian and vehicular access and/or appropriate roadway improvements; and on-site amenities to serve new residents.	

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Tier 3				
Transportation – County Transit Network Study – 2013-CW-T4 <i>PLUS No. PA-2020-00005</i>	Countywide	7/9/2013	Evaluate potential amendments resulting from countywide transit study: -- Phase I: Modification of Countywide Transportation Plan recommendations -- Phase II: Modification of activity center recommendations --	
8800 and 8850 Richmond Highway-- 2018-IV-MV2 <i>PLUS No. PA-2020-00008</i>	Mount Vernon	3/6/2018	Comprehensive Plan amendment to consider residential use up to eight dwelling units per acre for Tax Map parcels 109-2 ((1)) 18C, 19, and 20, and up to thirty dwelling units per acre for Tax Map parcel 109-2 ((1)) 13A (CPN22-MV-005).	
Beacon/Groveton and Hybla Valley/Gum Springs Areas -- 2018-IV-MV3 <i>PLUS No. 2020-00009</i>	Mount Vernon	3/20/2018	Comprehensive Plan amendment to evaluate the effect of the planned Metrorail extension on the areas within one-half mile of the potential station locations at Beacon/Groveton and Hybla Valley/Gum Springs areas. The evaluation may consider land use and development around the stations, including the effect on the surrounding neighborhoods. Elements such as access and connectivity should be considered. -- The Beacon Hill Apartments should be considered as a site of particular interest for potential redevelopment and the preservation of workforce housing.	
Richmond Highway Corridor – Suburban Neighborhood Study -- 2018-IV-MV6 <i>PLUS No. 2020-00010</i>	Mount Vernon	3/20/2018	Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway.	

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Tier 3				
SNA Between South County Center and Woodlawn CBCs (Engleside Trailer Park / Ray's Mobile Home Colony) – SSPA 2021-IV-1MV – PLUS No. PA-2021-00003	Mount Vernon	1/26/2021	Consideration of revisions to the plan option for Recommendation Area #3 of the Suburban Neighborhood Area (SNA) between South County Center and Woodlawn CBCs to increase the planned density from 16-20 du/ac to 20-30 du/ac, as well as adjusting the recommended neighborhood retail and/or office use component. The amendment should consider the requested density only with substantial if not full consolidation of the Land Unit and with the replacement of the existing affordable residential units on-site in the redevelopment on a 1:1 basis. Review of the amendment should begin subsequent to the conclusion of the Affordable Housing Preservation Task Force and should consider, as part of the evaluation, any resulting Board action, including any countywide changes to County policy regarding mobile/manufactured housing, resulting from this effort. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	
Mount Vernon Highway Between Hybla Valley/ Gum Springs and South County Center CBCs -- SSPA 2021-IV-2MV PLUS No. PA-2021-00004	Mount Vernon	1/26/2021	Consideration of a Comprehensive Plan amendment to evaluate the recommended land use and density planned in Recommendation Area #5 of the Suburban Neighborhood Area (SNA) between Hybla Valley/Gum Springs and South County Center Community Business Centers (CBCs). Specific considerations should include an increase in the planned density of the residentially planned parcels fronting on Mount Vernon Highway from 2-3 du/ac to 5-8 du/ac. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	
Rose Hill Shopping Center -- SSPA 2023-IV-1RH PLUS No. PA-2023-00033	Franconia	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 82-3 ((1)) 41E for mixed-use consisting of multifamily residential and retail use. Specific considerations should include the appropriate land use mix and density level, adequate transitions in building height and scale, screening and buffering, and multimodal access and circulation.	
Vine Street – SSPA 2023-IV-2RH PLUS No. PA-2023-00034	Franconia	4/11/2023	Consideration of a Plan amendment for Land Unit B of the Van Dorn TSA for residential mixed-use. Specific considerations should include accommodating the results of the I-495 Express Lane VDOT Study and evaluating the existing options in the adopted plan for synthesis.	
Church Street -- SSPA 2023-I-1B PLUS No. PA-2023-00018	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 61-2 ((17)) (A) 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, and 40 for mixed-use up to 1.0 Floor Area Ratio (FAR)	re-tiered from tier 2 to tier 3 on 6/10/2025

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
			[approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.	
Arrowbrook SSPA-2025-III-8UP <i>PLUS No. PA-2025-00029</i>	Dranesville	6/10/2025	Consideration of a Plan amendment for a 1.8-acre portion of Tax Map Parcel 16-3 ((20)), to allow for up to 132 multifamily dwelling units and to remove the constraints of planned ratios guiding the mix of residential and non-residential uses.	
Colvin Woods SSPA-2025-III-9UP <i>PLUS No. PA-2025-00030</i>	Hunter Mill	6/10/2025	Consideration of a Plan amendment for Tax Map Parcels 18-1 ((1)) 8A and 9A to add an option for attached residential use up to 7.6 du/ac.	
1841 Explorer Street SSPA-2025-III-10UP <i>PLUS No. PA-2025-00031</i>	Hunter Mill	6/10/2025	Consideration of a Plan amendment for Tax Map Parcels 17-1 ((17)) 3 for multi-family residential use up to 350 units.	
Wiehle TOD North Area SSPA-2025-III-11UP <i>PLUS No. PA-2025-00032</i>	Hunter Mill	6/10/2025	Consideration of a Plan Amendment for the Reston TOD area north of the Dulles Toll Road between Wiehle Avenue and Plaza America.	
Strawbridge Square SSPA-2025-I-3L <i>PLUS No. PA-2025-00033</i>	Mason	6/10/2025	Consideration of a Plan amendment for Tax Map Parcel 72-3 ((1)) 40 for up to 131 additional affordable multi-family residential units.	
6675 Little River Turnpike SSPA-2025-I-5A <i>PLUS No. PA-2025-00034</i>	Mason	6/10/2025	Consideration of a Plan amendment for either residential use such as (1) multi-family at a range of 75-125 residential units with neighborhood serving retail or (2) townhomes. The proposed density and development concept should be further refined through nominator engagement with the community. The evaluation of this nomination should include, but not be limited to: 1) Analysis of the feasibility of adding stringent stormwater management control systems onsite that improve the area's stormwater drainage and mitigate downstream environmental effects; 2) Impact on traffic on neighboring streets, pedestrian safety, and parking; 3) Full compliance with open space and parks requirements; and 4) Appropriate buffering and transitional screening.	
	Providence	6/10/2025		

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
Eaves Fairfax Tower SSPA-2025-I-3J <i>PLUS No. PA-2025-00035</i>			Consideration of a Plan amendment for Tax Map Parcel 40-3 ((1)) 4 for up to 576 additional multi-family and attached residential units. Existing 415 multi-family units to remain.	
Community of Faith SSPA-2025-III-12UP <i>PLUS No. PA-2025-00036</i>	Sully	6/10/2025	Consideration of a Plan amendment for Tax Map Parcels 035-1 ((4))(19) C2 for multifamily residential use with consideration for compatible density and building height, tree preservation, stormwater management, and transportation generated noise.	
Amendments Adopted Since June 10, 2025				
7426 Idylwood Road 2024-I-1J <i>PLUS No. PA-2024-00001</i>	Providence	2/20/2024	Considered a Plan amendment for Tax Map Parcels 40-3 ((1)) 6, 7, 7A and 9 to add an option for medium density residential development, with suitable conditions related to site design recognizing retention of the existing Church.	August 26, 2025 Adopted # 2017-70
A&A Contracting – SSPA 2023-III-2BR <i>PLUS No. PA-2023-00027</i>	Sully	4/11/2023	Considered a Plan amendment for Tax Map Parcel 33-2 ((1)) 1 for warehouse or surface parking for vehicle storage up to 0.35 FAR. Specific considerations should include the delineation and preservation of the Cub Run Environmental Quality Corridor, stormwater improvements, and viable interparcel access. Authorization amended to allow the consideration of additional uses: “warehouse, contractor’s office and shop, new vehicle storage, vehicle storage yard, and/or storage yard up to a 0.35 floor area ratio (FAR)”	September 9, 2025 Adopted # 2017-71
7600 Leesburg Pike SSPA 2023-II-1M <i>PLUS No. PA-2023-00016</i>	Dranesville	4/11/2023	Considered a Plan amendment for Tax Map Parcel 40-1 ((1)) 39 for an option for residential use up 12-16 du/ac, consisting of 122-162 townhome units with maximum height of 50 ft.	October 14, 2025 Adopted # 2017-72
Rock Hill Road SSPA 2023-III-20UP <i>PLUS No. PA-2023-00002</i>	Dranesville	4/11/2023	Considered a Plan amendment for Tax Map Parcels 16-1 ((1)) 4, 15-2 ((1)) 1 and 2 to modify Rail Option 1 to add an option for residential use with a mix of housing types up to a 1.6 FAR for the areas within a half mile of the metro rail station.	November 18, 2025 Adopted # 2017-73

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
Fair Oaks Business Park – SSPA 2023-III-2FC <i>PLUS No. PA-2023-00025</i>	Springfield	4/11/2023	Considered a Plan amendment for Tax Map Parcel 56-2 ((1)) 74B; 57-1 ((1)) 10 and 23 for residential mixed-use up to 1.2 FAR in 5-6 story buildings, consisting of 750- 900 residential units and 60k - 120k square feet (sf) of office use, ancillary retail use and potential continuing care or assisted living uses. Specific considerations include the provision of residential-serving amenities, future connectivity with planned uses in the land unit and in the City of Fairfax and ensuring that adjacent properties fronting on Route 50 can develop in line with the adopted plan.	November 18, 2025 Adopted # 2017-74
Fairfax Ridge Road – SSPA 2023-III-3FC <i>PLUS No. PA-2023-00026</i>	Springfield	4/11/2023	Considered a Plan amendment for Tax Map Parcels 46-4 ((1)) 15B; 56-2 ((1)) 15C and 15D for residential use up to 1.5 FAR, consisting of two new multifamily buildings containing up to 400 residential units and up to 70 feet in height. The existing office building would be demolished and the existing parking structure would be retained and utilized for residential parking.	November 18, 2025 Adopted # 2017-74
Prosperity Business Campus -- SSPA 2023-1-3J <i>PLUS No. PA-2024-00004</i>	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcels 49-1 ((19)) A, C, D, E2, F1, F2, F3, F4, G, H, 1, 2, 3 and 4 for residential mixed-use up to 1.35 FAR on Sub-unit D1.	November 18, 2025 Adopted # 2017-75
Policy Plan Amendments – Phase 1 2022-CW-2CP <i>PLUS No. PA-2022-00009</i>	Countywide	12/6/2022	This Comprehensive Plan amendment will 1) review, update, and streamline existing Policy Plan elements; 2) add new Policy Plan elements as needed; and 3) ensure the Policy Plan is in alignment with the Countywide Strategic Plan, the One Fairfax Policy, and other recently adopted policies and initiatives. Initial efforts will focus on the Land Use, Environment and Transportation elements, and the potential addition of equity and community health policies to the Policy Plan.	December 9, 2025 Adopted # 2017 P-20
Manufactured Housing – 2022-CW-1CP <i>PLUS No. PA-2022-00006</i>	Countywide	10/11/2022	Considered a one-for-one replacement policy for manufactured housing units being redeveloped, as well as strengthening existing manufactured housing language in the Plan, identifying inconsistencies in manufactured housing policies, and assessing the Area Plans to determine if changes are needed for existing recommendations for the manufactured housing communities in the County.	December 9, 2025 Adopted # 2017 P-21 & 2017-76
Park Center – SSPA 2023-III-1BR <i>PLUS No. PA-2023-00014</i>	Sully	4/11/2023	Considered a Plan amendment for Tax Map Parcel 43-2 ((2)) 39C for office use up to 0.69 FAR.	December 9, 2025 Adopted # 2017-77

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
Route 29 Corridor from Jermantown Road/Rust Road to Buckleys Gate Drive/Summit Drive 2024-CW-T1 <i>PLUS No. PA-2024-00008</i>	Countywide	12/3/2024	Considered a Comprehensive Plan amendment to include recommendations of the Route 29 Corridor Study with alternative transportation recommendations that would be more compatible with the current vision for the Fairfax Center Area and with recent developments.	December 9, 2025 Adopted # 2017 P-22 & 2017-78
Boston Boulevard – Costco -- SSPA 2023-IV-4S <i>PLUS No. PA-2023-00022</i>	Mount Vernon	4/11/2023	Considered a Plan amendment for Tax Map Parcel 99-1 ((12)) 24 for retail use to allow the subject site to consolidate with the abutting Costco parcel to allow for additional parking or a Costco member-only gas station. Specific considerations should include stormwater improvements to protect Accotink Creek, opportunities to improve pedestrian connections, and vehicle circulation and queuing.	March 17, 2026 Adopted # 2026-01
Penn Daw Fire Station, Emergency and Affordable Housing 2023-IV-MV3 <i>PLUS No. PA-2023-00044</i>	Mount Vernon	12/5/2023	Consideration of a Plan amendment for Tax Map Parcels 93-1 ((17)) 5, 6, 7, 8, A and B for the collocation of a new fire station, community shelter, and affordable housing.	April 14, 2026 Adopted # 2026-02