

Fairfax County Comprehensive Plan Amendment Work Program

Adopted January 26, 2021, amended through May 10, 2022

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies. A general timeline is provided on page nine.

Current Plan Amendments

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
1. Parks Comprehensive Plan Update <i>S11-CW-3CP(B)</i>	December 6, 2011	<ul style="list-style-type: none"> • Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans as a part of district planning studies. 	
2. Heritage Resources <i>2017-CW-4CP</i>	December 7, 2009	<ul style="list-style-type: none"> • Update recommendations for Inventory of Historic Sites on an annual basis, if needed. 	
3. Public Facilities Plan Map Amendment <i>2013-CW-5CP</i>	July 9, 2013	<p>Follow-on Considerations to Plan Amendment S11-CW-1CP, Adopted Amendment No. 2011-12:</p> <ul style="list-style-type: none"> • Coordinate with other local and state utilities, such as 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. 	
4. Transportation – County Transit Network Study <i>2013-CW-T4</i>	July 9, 2013	<p>Evaluate potential amendments resulting from countywide transit study:</p> <ul style="list-style-type: none"> • Phase I: Modification of Countywide Transportation Plan recommendations • Phase II: Modification of activity center recommendations 	
5. Topgolf Site, Kingstowne Area <i>2015-IV-RH1</i>	October 20, 2015	<ul style="list-style-type: none"> • Consider an amendment to the Comprehensive Plan for Tax Map parcels 91-2 ((1)) 35A and 35B to consider a mix of residential uses, up to approximately 275 residential units, and up to 20,000 gross square feet of retail uses. Consider also that the retail development may be increased up to 70,000 gross square feet to accommodate an appropriate retail anchor, such as a grocery store. 	
6. Fairfax Center Area, Phase III, Core Area <i>2013-III-FC1 (C)</i>	December 6, 2016	<ul style="list-style-type: none"> • Pursue a third phase of the Fairfax Center Area Study to conduct a transportation analysis for Fairfax Center Core Area nominations and conclude a review of the core area, which consists of Land Units A and B of the Fairfax Center Area Suburban Center. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
7. 8800 Richmond Highway <i>2018-IV-MV2</i>	March 6, 2018	<ul style="list-style-type: none"> 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. 	
8. Beacon/Groveton and Hybla Valley/Gum Springs Areas <i>2018-IV-MV3</i>	March 20, 2018	<ul style="list-style-type: none"> 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. 	
9. Richmond Highway Corridor – Suburban Neighborhood Study <i>2018-IV-MV6</i>	March 20, 2018	<ul style="list-style-type: none"> Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway. 	
10. 9439 Leesburg Pike <i>2019-II-M1</i>	July 30, 2019	<ul style="list-style-type: none"> This Comprehensive Plan amendment will consider a continuing care facility with 172 beds and up to an intensity of 0.65 FAR for the subject property. 	
11. Fairfax County Parkway at Burke Centre Parkway <i>2019-III-T1</i>	September 24, 2019	<ul style="list-style-type: none"> This Comprehensive Plan amendment will consider whether a partial grade-separated interchange (i.e., overpass/underpass) at this intersection should be added to the Plan recommendations. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
12. Reston Area Study <i>2020-III-UP1</i>	January 14, 2020	<p>This Comprehensive Plan amendment will consider:</p> <ul style="list-style-type: none"> • Projected population thresholds for Reston, and how to ensure that population, infrastructure and the environment are all in balance • Land use in the village centers (Hunters Woods, South Lakes and North Point) – including clarification of what type of future redevelopment proposals might require an amendment to the Comprehensive Plan • The adequacy of existing plan language to generate additional affordable housing, and improvements to plan language to encourage preservation and enhancement of existing communities that now provide affordable housing • The adequacy of existing and planned pedestrian and bicycle infrastructure for accessing Silver Line stations • The adequacy of existing Comprehensive Plan guidance to facilitate urban-scale mobility and development design in the TSAs while protecting the stability of nearby neighborhoods • Existing Comprehensive Plan transportation improvements to ensure that they are aligned with planned development • How the Comprehensive Plan could better facilitate enhancement of Reston’s natural environment, encourage energy efficiency and support sustainable green neighborhoods • How the Comprehensive Plan could address concerns about monopolization of ownership in Reston, and ways to encourage diverse ownership and/or management over the long term • Whether the historic practice of promoting privately-owned and managed open space sufficiently addresses public needs during the next 50 years of Reston 	*taken from Board Summary. Aspects of Plan amendment may change
13. Holmes Run Acres Historic Overlay District (HOD) <i>2020-I-J1</i>	January 14, 2020	<ul style="list-style-type: none"> • Comprehensive Plan amendment to evaluate the creation of a Holmes Run Acres Historic Overlay District (HOD) and update any related sections of the Comprehensive Plan. 	
14. Public Facilities Policy Plan <i>2020-CW-1CP</i>	July 14, 2020	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan amendment to update the Public Facilities Policy Plan and related updates to Area Plans, including reviewing the alignment of those updates with the CIP. The effort will begin with the Public Schools element of the Public Facilities section of the Policy Plan and include the School’s Committee recommendations. 	
15. Airport Noise Policy <i>2020-CW-3CP</i>	July 28, 2020	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan amendment for the relevant Policy Plan and Area Plan sections of the Plan to allow residential uses between the 60 and 65 DNL airport noise contour with commitments to noise mitigation measures, notification requirements, and construction techniques for any such uses. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
16. 6152 Leesburg Pike / Dar Al-Hijrah Islamic Center <i>SSPA 2021-I-2B</i> <i>PLUS Number PA-2021-00002</i>	January 26, 2021	<ul style="list-style-type: none"> Consideration of a plan option for senior housing at 5-8 du/ac (6152 Leesburg Pike, Tax Map Parcel 51-3 ((1)) 0021A); and the expansion of the existing place of worship to include a community center and potential supporting uses including up to 25 units of senior housing and/or ancillary retail; total including all proposed uses is up to an intensity of 0.5 FAR (Dar-Al-Hijrah Islamic Center. Tax Map Parcels 51-3 ((1)) 19B, 21A, and 22; 51-3 ((20)) 1, 2, 3, 4, and 5; TM 51-4 ((11)) 6, and 7.) Review of the proposed amendment should consider the two sites concurrently, and should include but is not limited to the following considerations: impacts on the transportation network; a thorough evaluation of various site and building design elements such as stormwater management; tree preservation to the greatest extent possible and opportunities for new green space and landscaping; transitions in building height to surrounding residential uses; and parking management. Staff should consider opportunities for on-site stormwater management beyond the current regulations that could be pursued with redevelopment. Lastly, a cumulative transportation analysis should be conducted with First Christian Church. 	
17. SNA Between South County Center and Woodlawn CBCs (Engleside Trailer Park / Ray's Mobile Home Colony) <i>SSPA 2021-IV-1MV</i> <i>PLUS Number PA-2021-00003</i>	January 26, 2021	<ul style="list-style-type: none"> 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. 	
18. Mount Vernon Highway Between Hybla Valley/ Gum Springs and South County Center CBCs <i>SSPA 2021-IV-2MV</i> <i>PLUS Number PA-2021-00004</i>	January 26, 2021	<ul style="list-style-type: none"> 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. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
19. Huntington Metro Station <i>SSPA 2021-IV-3MV</i> <i>PLUS Number PA-2021-00005</i>	January 26, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment to evaluate a plan option for mixed-use development up to 1.5 Floor Area Ratio (FAR) [1.8 million square feet (sf)], including: public facilities for Huntington Metrorail Station, 360,000 sf office/retail use, and 2,250-2,350 dwelling units on subject parcels in low, mid, and high-rise buildings between 55 and 200 feet in height], on Tax Map Parcels 83-3 ((1)) 88D and 83-1 ((1)) 17E in the Huntington Transit Station Area, Land Unit E. Plan recommendations for Parcel 83-1 ((7)) 1A also will studied to effectively coordinate with this residual, undeveloped parcel also in Land Unit E. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. 	
20. 2806 Popkins Lane <i>SSPA 2021-IV-4MV</i> <i>PLUS Number PA-2021-00006</i>	January 26, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment to evaluate a plan option for Residential use at 5 – 8 du/ac on Tax Map Parcel 113-2 ((1)) 53, with considerations for workforce housing in the development and an evaluation of the localized transportation network to determine the optimal site access and minimize potential conflicts on streets surrounding the site. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. 	
21. Van Dorn TSA Land Units D and E (part) <i>SSPA 2021-IV-1RH</i> <i>PLUS Number PA-2021-00008</i>	January 26, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment for Land Unit D of the Van Dorn Transit Station Area to evaluate residential mixed-use development with office and self-storage as secondary uses, up to 850,000 square feet (SF), on 5605 Oakwood Road, and residential mixed-use, including office, institutional and/or industrial, up to 1.0 FAR, on 5400-5604 Oakwood Road, as a modification to the adopted Plan option for office mixed-use. Limited supportive commercial uses and modification of the phasing limitations within Land Unit D may be evaluated. The implications of the proposed land use changes on the northern portion of Land Unit E (Tax Map Parcel # 0812 01 0025A) and the effect of the proposed land use change on the planned connection between Oakwood Road to Vine Street (as referred to in the Fairfax County Capital Improvement Plan 2021-2025, Page 213) also should be studied. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. 	

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22. I-95 Corridor Area – Land Unit K South <i>SSPA 2021-IV-1S</i> <i>PLUS Number PA-2021-00010</i>	January 26, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment for a mix of uses including industrial, office, and institutional uses up an intensity of 1.0 FAR, on Tax Map Parcels 99-2 ((1)) 2, 2A, 3, 5, 5A, and 7. A law enforcement training facility is identified as a potential institutional use. Consideration should be given to retaining certain existing business, such as Potomac Steel, within the redevelopment, trip neutrality as compared to the base Plan, stormwater management, buffering and screening and LEED certification. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis. 	
23. Lorton Visioning <i>2021-IV-LP1</i> <i>PLUS Number PA-2021-00011</i>	January 26, 2021	<ul style="list-style-type: none"> 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. 	
24. Inova Springfield HealthPlex <i>2021-IV-S1</i> <i>PLUS Number PA-2021-00012</i>	February 9, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment for an expanded hospital, medical office, and related ancillary uses on the subject properties. With this amendment, the current planned intensity for Land Unit U would not change. An increase in the intensity for the 8.16-acre portion of Land Unit S that is the Inova HealthPlex should be considered up to a 1.5 FAR. 	
25. Villa Park Road <i>2021-IV-S2</i> <i>PA-2021-00013</i>	March 23, 2021	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan amendment for residential use up to a density of 8.5 dwelling units per acre (up to 49 dwelling units) for the subject property (Tax Map Parcel 90-2 ((4)) 19 and 20). 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
26. Affordable Housing Preservation <i>2021-CW-1CP</i> <i>PA-2021-00014</i>	April 13, 2021	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and the Comprehensive Plan Glossary to develop an affordable housing preservation policy based on the recommendations of the Affordable Housing Preservation Task Force, which were endorsed by the Board of Supervisors on April 13, 2021. The amendment should incorporate language that affirms the need for preservation and the importance of preservation as a tool in meeting the County’s housing goals. The amendment should define a new term “Affordable Housing Preservation” and the types of preservation that can occur, including preservation of physical real estate/housing structures, preservation of affordability, and preservation of units in a redevelopment scenario. The amendment should: • Include land use and housing policies that would encourage the retention of existing, market affordable housing. • Develop policies for considering preservation based on the location and characteristics of housing that should be preserved and rehabilitated, and when redevelopment is proposed, affirm the principle of no net loss of units and affordability to the extent feasible. • Incorporate language that indicates the goal to preserve affordable units in all regions of the county, with a focus on increasing investment and/or reinvestment in specific neighborhoods deemed as areas of high vulnerability or lower opportunity. • Include land use strategies that would incentivize preservation in a redevelopment scenario, such as flexibility with Comprehensive Plan recommendations for density/intensity and height. 	
27. 6235 and 6245 Brandon Ave <i>2021-IV-FS1</i> <i>PA-2021-00018</i>	June 22, 2021	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan for self-storage use up to an intensity of 3.0 FAR (175,000 square feet), with community-serving retail or alternative, non-residential use on the ground-floor, in conjunction with neighboring parcel Tax Map 80-4 ((1)) 5C1. Special consideration to innovative architecture that does not present as traditional self-storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
28. Route 7 Bus Rapid Transit BRT <i>2021-CW-T1</i> <i>PA-2021-00020</i>	July 27, 2021	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan to include recommendations of the preferred alignment and associated potential stations of the Route 7 BRT Study. The plan amendment will include: <ul style="list-style-type: none"> a.) Defining the two additional lanes along Route 7 recommended in the current Comprehensive Plan (from 1-66 to International Drive) for exclusive use by median-running BRT; b.) Repurposing two existing lanes along International Drive (from Route 7 to Lincoln Circle) for exclusive median-running BRT; c.) Defining the BRT route from the West Falls Church Metrorail Station to Tysons along Route 7 (from 1-66) to Spring Hill Metrorail Station (via International Drive); and d.) Potential station locations along this segment of the BRT route 	
29. Fairfax County and Springfield-Franconia Parkway Study <i>2021-CW-T2</i> <i>PA-2021-00021</i>	July 27, 2021	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan for the potential incorporation of an updated set of transportation recommendations for the Fairfax County and Franconia-Springfield Parkways, to better serve anticipated demand and improve safety and mobility for alternative modes. The updated transportation recommendations under consideration are taken from the recently completed Fairfax County and Franconia-Springfield Parkways Alternatives Analysis and Long-Term Planning Study which assessed interim and long-term, multimodal solutions to safely and efficiently move people and goods through the Parkways corridors and much of Fairfax County. 	
30. Brookside Motel <i>2021-IV-MV1</i> <i>PA-2021-00023</i>	December 7, 2021	<ul style="list-style-type: none"> • 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 consider reviewed concurrently with a rezoning application. 	
31. Pan Am Shopping Center <i>2021-II-V1</i> <i>PA-2021-00024</i>	December 7, 2021	<ul style="list-style-type: none"> • Consideration of a Comprehensive Plan for mixed-use development on Tax Map Parcel 48-4((1))12F with a broader mix of uses than what exists today. The plan further states that any development or improvements should respect the adjacent Thompson Cemetery (Tax Map 48-4((1))13A) as well as the floodplain on the site. Review of the proposed amendment should consider reviewed concurrently with a rezoning application. 	

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
32. Beacon of Groveton <i>2022-IV-MV1</i> <i>PA-2022-00001</i>	January 25, 2022	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan for an affordable, independent living facility. Alternative ground floor uses may be considered as part of the review. The Plan Amendment should be reviewed concurrently with an application to rezone the property when submitted. 	
33. Bowl America <i>2022-I-L1</i> <i>PA-2022-00002</i>	January 25, 2022	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan for residential use. 	
34. Cornerstones <i>2022-III-FC1</i> <i>PA-2022-00003</i>	February 22, 2022	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan option for affordable housing at a density of up to 35 du/ac for a 1.12-acre county-owned property (Tax Map Parcels 46-3 ((1)) 8 and 9B), located northwest of the interchange of Route 50 and West Ox Road, within the Fairfax Center Area Suburban Center. The site is currently planned for low-density residential use at the baseline level or office use at the overlay level. Cornerstones, Inc. proposes construction of a 34-unit multifamily building with on-site supportive services that would serve low and very low-income individuals. The Plan Amendment will be reviewed concurrently with a rezoning application once it is submitted. A noise impact study shall also be a key component in the review of the amendment. 	
35. Residences at the Government Center II <i>2022-III-FC2</i> <i>PA-2022-00004</i>	April 12, 2022	<ul style="list-style-type: none"> Contingent upon an approved interim agreement with the Fairfax County Redevelopment and Housing Authority and to be processed concurrently with a future Proffer Condition Amendment for the Fairfax County Government Center campus. Consider increased planned intensity up to 0.4 FAR in support of affordable/workforce housing and related uses. Consider editorial modifications to Plan text to separate recommendations for the Government Center campus from other Sub-units within the Fairfax Center Area. Coordinate the amendment with other planning efforts for the area, such as the ongoing Fairfax Center Area, Phase III Study (PA 2013-III-FC1). 	
36. Bailey's CBC, Sub-unit B5 <i>2022-I-B1</i> <i>PA-2022-00005</i>	May 10, 2022	<ul style="list-style-type: none"> Consideration of a Comprehensive Plan Amendment for Sub-Unit B-5 of the Baileys Town Center District for a mix of residential and commercial uses with a strong emphasis on parcel consolidation, design, and open space in addition to building heights ranging from four to up to 14 stories for the subject property. The Carousel Court Apartments, on the south side of Seminary Road, are part of Land Unit B-5 but will not be considered for a change in land use or density. 	

Comprehensive Plan Amendment Work Program – Estimated Timeline for Ongoing Amendments

Current Comprehensive Plan Amendment Work Program Schedule (ESTIMATED)																		
5/10/2022																		
Comprehensive Plan Amendments			2020				2021				2022				2023			
WP#	PA Number	PA Name and Board Authorization Date	1	2	3	4	1	2	3	4	1	2	3	4	1	2	3	4
Major Studies/ Areawide Plan Amendments																		
12	2020-III-UP1	Reston Area Study (7/14/2020)	●															
23	2021-IV-LP1	Lorton Visioning (1/26/2021)					●											
6	2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III									●							
Policy Plan Amendments -Countywide																		
14	2020-CW-1CP	Public Facilities Policy Plan (7/14/2020)				●												
3	2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)- add to scope of 2020-CW-1CP				●												
26	PA-2021-00014	Affordable Housing Preservation (4/13/2021)								●								
15	2020-CW-3CP	Airport Noise Policy (7/28/2020)	●															
Board-Authorized - site specific																		
24	2021-IV-S1	Inova Springfield HealthPlex (2/9/2021)					●											
25	PA-2021-00013	Villa Park Road (3/23/2021)								●								
32	2022-IV-MV1	Beacon of Groveton (1/25/2022)									●							
35	2022-III-FC2	Residences at the Government Center II (4/12/2022)												●				
31	2021-II-V1	Pan Am Shopping Center (12/7/2021)									●							
Heritage Resources/HODs																		
13	2020-I-J1	Holmes Run Acres Historic Overlay District (1/14/2020)	●															
Transportation																		
11	2019-III-T1	FCDOT - Fairfax County Parkway at Burke Centre Parkway (9/24/19) included with Parkway Study	●															
29	2021-CW-T2	FCDOT- Fairfax County and Springfield - Franconia Parkway Study (7/27/2021)												●				
28	2021-CW-T1	FCDOT - Route 7 BRT Study (7/27/2021)												●				
SSPA's Authorized on January 26th																		
16	SSPA 2021-I-2B	6152 Leesburg Pike / Dar Al-Hijrah Islamic Center (1/26/2021)																
17	SSPA 2021-IV-1MV	Engleside Trailer Park/ Ray's Mobile Home Colony (1/26/2021)																
18	SSPA 2021-IV-2MV	Mount Vernon Hwy Between Hybla Valley/ Gum Springs and South County Center CBCs (1/26/2021)																
19	SSPA 2021-IV-3MV	Huntington Metro Station (1/26/2021)					●											
21	SSPA 2021-IV-1RH	Van Dorn TSA Land Units D and E (1/26/2021)					●											
27	2021-IV-FS1	6235 and 6245 Brandon Ave (6/22/2021)								●								
Ongoing or Not Yet Started																		
2	2017-CW-4CP	Heritage Resources (Annual, anticipated 2021)																
8	2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)																
9	2018-IV-MV6	Richmond Highway Corridor SNA Study (3/20/2018)																
1	S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)																
4	2013-CW-T4	FCDOT - Transportation - County Transit Network Study (7/9/2013)																
30	2021-IV-MV1	Brookside Motel (12/7/2021)																
33	2022-I-L1	Bowl America (1/25/2022)																
34	2022-III-FC1	Cornerstones (2/22/2022)																
36	2022-I-B1	Bailey's CBC, Sub Unit B5 (5/10/2022)																
Deferred indefinitely																		
7	2018-IV-MV2	8800 Richmond Highway (3/6/2018)																
10	2019-II-M1	9439 Leesburg Pike - Brightview (7/30/2019)																
5	2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)																
20	SSPA 2021-IV-4MV	2806 Popkins Lane (1/26/2021)																
22	SSPA 2021-IV-1S	I-95 Corridor Area - Land Unit K South (1/26/2021)																

Amended through May 10, 2022

Completed Plan Amendments

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
1. Heritage Resources 2017-CW-4CP <i>Adopted No. 2017-15</i>	July 31, 2018	Updated recommendations for Inventory of Historic Sites on an annual basis, if needed.	
2. Dulles Suburban Center Boundary Change – Sully Station Shopping Center 2018-III-BR1 <i>Adopted No. 2017-16</i>	October 16, 2018	Comprehensive Plan amendment considered extending the boundary of the Dulles Suburban Center to create a new land unit that includes the Sully Station Shopping Center.	
3. Non-Office Building Repurposing 2017-CW-6CP <i>Adopted No. 2017 P-04</i>	October 30, 2018	Policy Plan amendment evaluated the repurposing of buildings besides office buildings, such as retail or institutional uses.	
4. Northern Virginia Training Center Site and State Police Site 2017-III-P1 <i>Adopted No. 2017-17</i>	November 20, 2018	Comprehensive Plan amendment for the Northern Virginia Training Center and State Police Site [Tax Map parcels 69-1 ((1)) 34 and 34A]. Considered all potential uses for the site.	
5. Roberts Road 2018-II-F1 <i>Adopted No. 2017-18</i>	November 20, 2018	Comprehensive Plan amendment considered single-family detached residential, commercial, and/or institutional uses for Tax Map parcels 68-2 ((1)) 21, 22, 23, 24, and 25, in conjunction with a community engagement process.	
6. Innovation Center Station (North), Dulles Suburban Center, Land Units L-1 and L-2 2017-III-DS1 <i>Adopted No. 2017-19</i>	December 4, 2018	<p>Comprehensive Plan amendment for the Innovation Center Station (North), Land Unit L-1 and Land Unit L-2 of the Dulles Suburban Center (Tax Map Parcels 15-2((1)) 4, 5, 15, 16 and 17):</p> <ul style="list-style-type: none"> • Considered an increase in the current recommended FAR limits in the "Core Area". The FAR limits considered should be consistent with maximum intensity levels at other Silver Line Metrorail stations in the Reston-Dulles corridor. • Evaluated a land use mix option that includes office as the predominant rise, and to identify needed improvements to public facilities in the area, including fire, police, schools, recreation, and transportation. • Expedited and completed the review and processing of this Plan amendment within eight to ten months, and to work closely with Loudoun County and the Virginia Department of Transportation to ensure that the transportation and land use planning are compatible with approved and planned developments in Loudoun County. 	

Amended through May 10, 2022

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
7. Continuing Care Facility 2017-CW-1CP <i>Adopted No. 2017 P-05</i>	December 4, 2018	Comprehensive Plan amendment considered a Countywide policy in support of Continuing Care Facility uses, which provide a wide array of accommodations and service.	
8. Huntley Meadows Park Path from Telegraph Road to Lockheed Boulevard 2018-IV-TR1 <i>Adopted No. 2017-20 & 2017 P-06</i>	February 5, 2019	Comprehensive Plan amendment considered the removal of a shared use path from the Bicycle Plan within Huntley Meadows Park.	
9. Huntley Meadows Park Trail from Hayfield Road to Harrison Lane 2018-IV-BK1 <i>Adopted No. 2017-20 & 2017 P-06</i>	February 5, 2019	Comprehensive Plan amendment considered the removal of a minor trail from the Countywide Trails Plan through Huntley Meadows Park.	
10. Lewin Park 2018-IV-S1 <i>Adopted No. 2017-21</i>	March 19, 2019	Comprehensive Plan amendment considered residential use at 1-2 dwelling units per acre with an option for office and/or hotel for Tax Map parcels 91-4 ((4)) 1 through 11, 13-15, 500, and 501.	
11. Mobile and Land Based Telecommunications 2019-CW-1CP <i>Adopted No. 2017 P-07</i>	April 9, 2019	Policy Plan amendment updated guidelines and objectives to address the Virginia General Assembly House Bill 405, the September 2018 FCC Declaratory Ruling, and other associated changes.	
12. Dulles Suburban Center, Land Unit J 2018-III-DS1 <i>Adopted No. 2017-22</i>	May 7, 2019	Comprehensive Plan amendment considered the addition of new land uses generally within the current overall baseline intensity of 0.50 FAR for Land Unit J of the Dulles Suburban Center.	
13. One University 2018-II-F2 <i>Adopted No. 2017-23</i>	June 4, 2019	Comprehensive Plan amendment considered: <ul style="list-style-type: none"> • a mixture of approximately 240 affordable multifamily units and approximately 360 student housing units on the site • limited community space/use as appropriate 	

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
14. Lincolnia Planning District Study – Phase III: Lincolnia CBC Land Use and Transportation Analysis 2013-I-L1 (C) <i>Adopted No. 2017-24</i>	July 16, 2019	Comprehensive Plan amendment reviewed substantive changes to the Comprehensive Plan guidance for the CBC and for the wider Lincolnia Planning District.	
15. Dulles Suburban Center – Jackson Property DSC-D1-2 <i>Adopted No. 2017-25</i>	September 24, 2019	Comprehensive Plan amendment considered an option for residential development at 10-12 dwelling units per acre. (Submissions considered as part of completed Dulles Suburban Center Study and subsequently deferred for consideration.)	
16. Oakwood Road Senior Housing 2019-IV-RH1 <i>Adopted No. 2017-26</i>	September 24, 2019	This Comprehensive Plan amendment was related to a Public-Private Education and Infrastructure Act (PPEA) proposal for affordable housing for senior adults.	
17. Merrifield Suburban Center, Land Units I (pt), J (pt), and K (PC17-PR-001, 002) SSPA 2018-I-MS1 <i>Adopted No. 2017-27</i>	September 24, 2019	Comprehensive Plan amendment considered: <ul style="list-style-type: none"> • Mixed-use up to 1.0 FAR for Land Unit K; • Mixed-use office, hotel, residential, and other uses with an intensity range 0.80 FAR to 1.0 FAR for nominated areas of Land Units I and J. 	
18. Green Building – Energy Policy Plan Update 2017-CW-2CP <i>Adopted No. 2017 P-08</i>	December 3, 2019	Consideration of a Policy Plan amendment for an increased emphasis on energy efficiency as part of proffered green building commitments.	
19. Natural Landscaping at County Facilities 2018-CW-2CP <i>Adopted No. 2017 P-09</i>	June 9, 2020	Policy Plan amendment in support of natural landscaping at County facilities.	
20. Fair Oaks Mall 2019-III-FC1 PLUS number PA-2020-00018 <i>Adopted No. 2017-28</i>	November 17, 2020	Comprehensive Plan amendment re-examined the Plan conditions related to development of the site up to 1.0 FAR and evaluate minor adjustments to the land use mix and alternative transportation options that may be necessary to support development at that level of intensity.	

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
21. North Gateway Community Business Center (CBC) Sub-Units A-1, A-2, A-2 2018-IV-MV5 PLUS number PA-2020-00016 <i>Adopted No. 2017-29</i>	December 1, 2020	This Comprehensive Plan amendment considered increasing the planned intensity up to a 2.0 FAR for Sub-units A-1 and A-2; altering the language regarding parcel consolidation to consider consolidation options with Sub-Unit A-3; and reconfiguring the planned road network within the CBC to include alternative access from Huntington Avenue.	
22. Huntington Avenue/Richmond Highway Interchange 2018-IV-T1 PLUS number PA-2020-00017 <i>Adopted No. 2017 P-10</i>	December 1, 2020	This Comprehensive Plan amendment considered an amendment to the Comprehensive Plan for the intersection of Huntington Avenue/ Richmond Highway to assess the removal of the planned full interchange and provide suitable alternatives that are more in harmony with the land use planning for the immediate are and accomplish the goal of creating a gateway development.	
23. Housing Element and Workforce Dwelling Unit Policy 2020-CW-2CP PLUS number PA-2020-00027 <i>Adopted No. 2017-30 & 2017 P-11</i>	February 23, 2021	Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and for specific guidance in Area Plans and the Glossary related to Workforce Dwelling Units (WDU) based on the policy adjustments recommended by the WDU Policy Task Force on June 30, 2020, as well as other appropriate updates to the Housing element of the Policy Plan. This effort will not include the Reston plan as these will be addressed separately, and the upcoming preservation task force may have additional changes.	
24. Wellington at River Farm Historic Overlay District (HOD) 2020-IV-MV1 PLUS number PA-2020-00031 <i>Adopted No. 2017-31</i>	April 13, 2021	Comprehensive Plan amendment for a potential River Farm Historic Overlay District (HOD).	
25. McLean Community Business Center Study 2018-II-M1 PLUS number PA-2020-00011 <i>Adopted No. 2017-32</i>	June 22, 2021	Comprehensive Plan amendment to the McLean CBC considered: <ul style="list-style-type: none"> • Land use, density and mix of uses. • Transportation and other public facility needs. • Revisions to urban design guidance and Open Space Design Standards. 	
26. West Falls Church Transit Station Area, Land Unit A (PC17-DR-001) SSPA 2018-II-M1 PLUS number PA-2020-00012 <i>Adopted No. 2017-33</i>	July 13, 2021	Comprehensive Plan amendment considered office and residential mixed-use of up to 0.96 FAR.	

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
27. 2550 Huntington Avenue SSPA 2021-IV-5MV PLUS Number PA-2021-00007 <i>Adopted No. 2017-34</i>	January 26, 2021	Comprehensive Plan amendment to revise the adopted plan option to remove or modify a limitation on residential development on Tax Map Parcels 83-1 ((1)) 34D, 34E, and 34F. The study should evaluate the viability of the office market in the Huntington and North Gateway area in developing any recommendation to decrease non-residential use on the site. The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.	
28. 4312 Ravensworth Road SSPA 2021-I-1A PLUS Number PA-2021-00009 <i>Adopted No. 2017-35</i>	January 26, 2021	<p>Comprehensive Plan amendment for self-storage up to four stories and approximately 153,332 square feet on Tax Map Parcel 71-1 ((1)) 20. The following items should be evaluated in considering making an exception to Annandale Policy discouraging storage facilities.</p> <ul style="list-style-type: none"> a) The sub-unit's planned new streets and pedestrian corridors should be studied as part of this plan amendment. b) Expansion of the nomination to include the gas station property (TM# 71-1 ((1)) 20A) to establish the planned streetscape and pedestrian-oriented design. c) Design for the self-storage facility should allow conversion to commercial or residential uses that are envisioned in the Annandale CBC. <p>The amendment should include staff review of the adopted watershed plans and include appropriate recommendations as part of the staff analysis.</p>	
29. 8707 Silverbrook Road 2020-III-P1 PLUS Number PA-2020-00030 <i>Adopted No. 2017-36</i>	September 14, 2021	This Comprehensive Plan amendment considered residential use at a density of 4-5 du/ac for the subject property.	
30. Fairfax Center Sub-Unit J3 2020-III-FC1 PLUS Number PA-2020-00025 <i>Adopted No. 2017-37</i>	October 19, 2021	<ul style="list-style-type: none"> • Comprehensive Plan amendment for the Housing and Land Use elements of the Policy Plan and for specific guidance in Area Plans and the Glossary related to Workforce Dwelling Units (WDUs) based on the policy adjustments recommended by the WDU Policy Task. • Also, revisions to the Countywide and Tysons Corner Urban Center Workforce Dwelling Unit (WDU) Policy Administrative Guidelines to be consistent with the WDU Policy Task Force recommendations. 	
31. 7700 Leesburg Pike 2020-II-M1 PLUS Number PA-2020-00029 <i>Adopted No. 2017-38</i>	October 19, 2021	Considered residential use at a density of up to 12-16 dwelling units per acre with single-family attached dwellings.	

Plan Amendment Name and Number	Adoption Date	General Purpose	Comment
32. 7501 Loisdale Road <i>2020-IV-S1</i> PLUS Number PA-2020-00032 <i>Adopted No. 2017-39</i>	November 9, 2021	Considered automobile dealership, located on the east side of Loisdale Road.	
33. Coastal Resource Management/ Tidal Shoreline Erosion Control <i>2013-CW-9CP</i> PLUS Number PA-2020-00004 <i>Adopted No. 2017 P-12</i>	November 9, 2021	Amended the Environment section of the Policy Plan to comply with §15.2-2223.2 of the Code of Virginia, which requires, for Tidewater localities (including Fairfax County), incorporation into comprehensive plans of comprehensive coastal resource management guidance developed by the Virginia Institute of Marine Science.	
34. Lee District Community Center <i>2020-IV-MV2</i> PLUS Number PA-2020-00033 <i>Adopted No. 2017-40</i>	January 25, 2022	Considered public facility use on the Mount Vernon Athletic Club, located on Audubon Avenue.	*taken from Board Summary. Aspects of Plan amendment may change
35. Hollin Hills Historic Overlay District (HOD) <i>2018-IV-MV4</i> PLUS Number PA-2020-00015 <i>Adopted No. 2017-41</i>	March 8, 2022	Considered creation of a Hollin Hills Historic Overlay District (HOD) and updated any related sections of the Comprehensive Plan.	
36. First Christian Church <i>SSPA 2021-I-1B</i> <i>PLUS Number PA-2021-00001</i> <i>Adopted No. 2017-42</i>	April 12, 2022	<p>Considered a Comprehensive Plan option for up to 113 multifamily age-restricted independent living units, up to 5,000 square feet of medical or general office use on the subject site (Tax Map Parcel 51-3 ((01)) 25).</p> <p>Review of the proposed Plan amendment included consideration of the impacts on the transportation network, and an evaluation of various site and building design elements: including stormwater management, tree preservation, opportunities for new green space and landscaping, building height, and parking management. Staff evaluated on-site stormwater management opportunities beyond current regulations if the site redeveloped.</p>	

Rescinded Amendments

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
1. Dixie Hills <i>S00-II-F1</i>		<ul style="list-style-type: none"> Consider residential use at 4 du/ac at the overlay level. 	Rescinded on February 20, 2013
2. Burgundy Road <i>S04-IV-RH2</i>		<ul style="list-style-type: none"> Consider re-planning the land for retail use at an intensity up to 0.25 FAR to facilitate development of a gas station. 	Rescinded on February 20, 2013
3. Seven Corners CBC, A-2 <i>S04-I-B1</i>	January 26, 2004	<ul style="list-style-type: none"> Consider changing the planned density to residential use at 20-30 du/ac to reflect the existing density of development in Sub-Unit A2 of the Seven Corners CBC. 	Rescinded on February 20, 2013
4. Land Unit E7, Lorton Town Center <i>S05-IV-LP3</i>	February 28, 2005	<ul style="list-style-type: none"> Consider increase in density to residential use at 8-12 du/ac 	Rescinded on February 20, 2013
5. Middleton Farms <i>S06-III-UP1</i>	July 10, 2006	<ul style="list-style-type: none"> Consider office, residential (including senior housing), hotel and support retail uses up to .40 FAR. 	Rescinded on February 20, 2013
6. Lorton-Laurel Hill Crest Connector Road <i>S11-CW-T1</i>	December 6, 2011	<ul style="list-style-type: none"> Remove the language in the Comprehensive Plan referencing a connector road in Area IV, LP-1 Laurel Hill 	Rescinded on July 31, 2018
7. Oakwood Road <i>S11-IV-RH2</i>		<ul style="list-style-type: none"> Consider private recreation uses with an overall intensity of no more than 0.3 FAR Site design options that would provide greater separation and landscaping buffering from the established homes to the south. Orientation of parking towards I-495 and behind any potential building. Retention of existing stormwater management pond. Establish a formal advisory committee to evaluate the Plan amendment and rezoning application. Transportation impact analysis on the surrounding community. 	Rescinded on July 31, 2018
8. Ashby Apartments <i>S13-II-M2</i>	January 29, 2013	<ul style="list-style-type: none"> Consider residential mixed-use development with ground floor retail use for the subject property. 	
9. Flint Hill Suburban Center <i>2013-II-F1</i>	July 9, 2013	<ul style="list-style-type: none"> Consider character of area to verify that area still meets criteria for suburban center, if not accomplished in task 1. Consider removal of Plan recommendations from Fairfax Planning District text if area remains an activity center in task 1. Areawide editorial update. 	Rescinded on July 25, 2017

Amended through May 10, 2022

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
10. Lower Potomac Planning District and planning sectors and Lorton South-Route 1 Suburban Center <i>2013-IV-LP1</i>	July 9, 2013	<ul style="list-style-type: none"> • Editorial and “check in” of district. • Potential amendment for indigent cemetery 9501 Old Colchester Road, Lorton, Va. • Areawide editorial update 	Rescinded on July 31, 2018
11. Pohick Planning District <i>2013-III-P1</i>		<ul style="list-style-type: none"> • Editorial and “check in” of district. 	Rescinded on July 31, 2018
12. Centreville Suburban Center <i>2013-III-BR1</i>	July 9, 2013	<ul style="list-style-type: none"> • Consider an areawide editorial update 	July 25, 2017
13. Suburban Center Classification <i>2013-CW-ICP</i>		<ul style="list-style-type: none"> • Assess whether Suburban Center term in Concept for Future Development reflects future character of the areas, • Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center. 	Rescinded on February 20, 2013
14. 10819 Leesburg Pike <i>2014-III-UP1</i>	July 29, 2014	<ul style="list-style-type: none"> • Consider a senior housing facility at an overall intensity up to .30 FAR to include up to 150 independent living facilities and up to 100 assisted living/memory care units, exclusive of any affordable dwelling units on the subject property. 	Rescinded on January 27, 2015
15. Fair Lakes Hyatt <i>2014-III-FC1</i>	April 8, 2014	<ul style="list-style-type: none"> • Consider the appropriateness of mixed-use redevelopment incorporating hotel, multifamily, including senior house, and support retail uses up to a maximum of 625,000 square feet, concurrent with any rezonings, development plans, or site plans for the subject property for the subject area. 	Rescinded on September 22, 2015
16. Woodlawn CBC, Sub-Units A-1, A-2, and A-3 <i>2014-IV-MV2</i>	October 28, 2014	<ul style="list-style-type: none"> • Consider a Plan amendment for the CBC based on the recommendations found in the 2010 Virginia Polytechnic Institute and State University (Virginia Tech) study and 2012 Urban Land Institute (ULI) studies of the subject property. 	Rescinded on March 20, 2018
17. Newington Road <i>2015-IV-T1</i>	July 28, 2015	<ul style="list-style-type: none"> • Consider the removal of all planned improvements for the segment of Newington Road located between Cinderbed Road and Telegraph Road and analyze the potential impacts of removing these planned improvements. 	Item indefinitely deferred
18. McLean CBC, Subareas 5 and 6, Main Street <i>2016-II-M3</i>	December 6, 2016	<ul style="list-style-type: none"> • Consider redevelopment as a mixed use center that includes office, retail and residential uses for the subject property and incorporates the "Main Street" concept outlined in the Comprehensive Plan. 	Rescinded on July 11, 2017

Plan Amendment Name and Number	Authorization Date	General Purpose	Comment
19. Shirley Gate Extension <i>2016-III-T1</i>	February 2, 2016	<ul style="list-style-type: none"> Consider an alternative alignment of the extension of Shirley Gate Road from Braddock Road to the Fairfax County Parkway, as recommended in the Shirley Gate Road Extended Planning Study, which refines the alignment and evaluates interchange configurations at the Fairfax County Parkway. 	Item indefinitely deferred
20. Pinecrest Road <i>2016-III-UP1</i>	October 18, 2016	<ul style="list-style-type: none"> Consider an option for residential use at 4-5 du/acre for the subject property. 	Rescinded on July 25, 2017
21. Economic Success <i>2017-CW-3CP</i>	December 15, 2017	<ul style="list-style-type: none"> Consider guidance to incorporate criteria for economic success that will aid Board Members when considering authorizing changes to the Comprehensive Plan. 	Rescinded on July 31, 2018
22. Gallows Road Consolidation <i>2017-I-A1</i>	January 24, 2017	<ul style="list-style-type: none"> Consider residential uses at 5-8 dwelling units per acre for the subject property. 	Rescinded on June 6, 2017
23. Public Schools Plan Map Amendment		<ul style="list-style-type: none"> Evaluate changes to school classifications in Plan. Consider revising references to intermediate schools that are shown as planned for middle schools. Consider adding new symbols to Plan Map for Fairfax County Public School Administrative Centers, Service Centers, Maintenance Facilities, and/or Adult Education Centers. (Follow-on Consideration to Plan Amendment S11-CW-1CP.) 	Rescinded on January 26, 2021
24. Sully Station Shopping Center <i>(PC17-SU-001)</i> <i>SSPA 2018-III-BR1</i>	July 31, 2018	Consider an option for retail, office, hotel, assisted living, and private recreation mixed-use of up to 0.75 FAR.	Rescinded on January 26, 2021
25. Terminal Road <i>2018-IV-S2</i>	July 31, 2018	Consider: <ul style="list-style-type: none"> The development of hotel, restaurant and self-storage uses on the property up to .70 FAR and Evaluate access options as well as other transportation plan recommendations. 	Rescinded on January 26, 2021
26. Halifax Office Park Submission of the Lincolnia Planning District Study <i>LPD-L2-1</i>	July 16, 2019	<ul style="list-style-type: none"> Consider modifying and converting the existing office structures to residential use. The proposed intensity would result in a total of about 130,000 gross square feet of residential use or 130 multifamily units. The proposal seeks to add 3 additional stories (approximately 90 feet in total building height). 	Rescinded on January 26, 2021
27. Plaza 500 of the Lincolnia Planning District Study <i>LPD-L3-1</i>	July 16, 2019	<ul style="list-style-type: none"> Consider a primarily residential use with some retail use that reflects a mixed-use character at an intensity up to 2.0 FAR, or approximately 3.0 million square feet of development. 	Rescinded on January 26, 2021