

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

GENERAL LOCATION: South of Frying Pan Road, east of Route 28

SPECIAL AREA: Dulles Suburban Center

SUB-DISTRICT DESIGNATION: Land Unit D-1

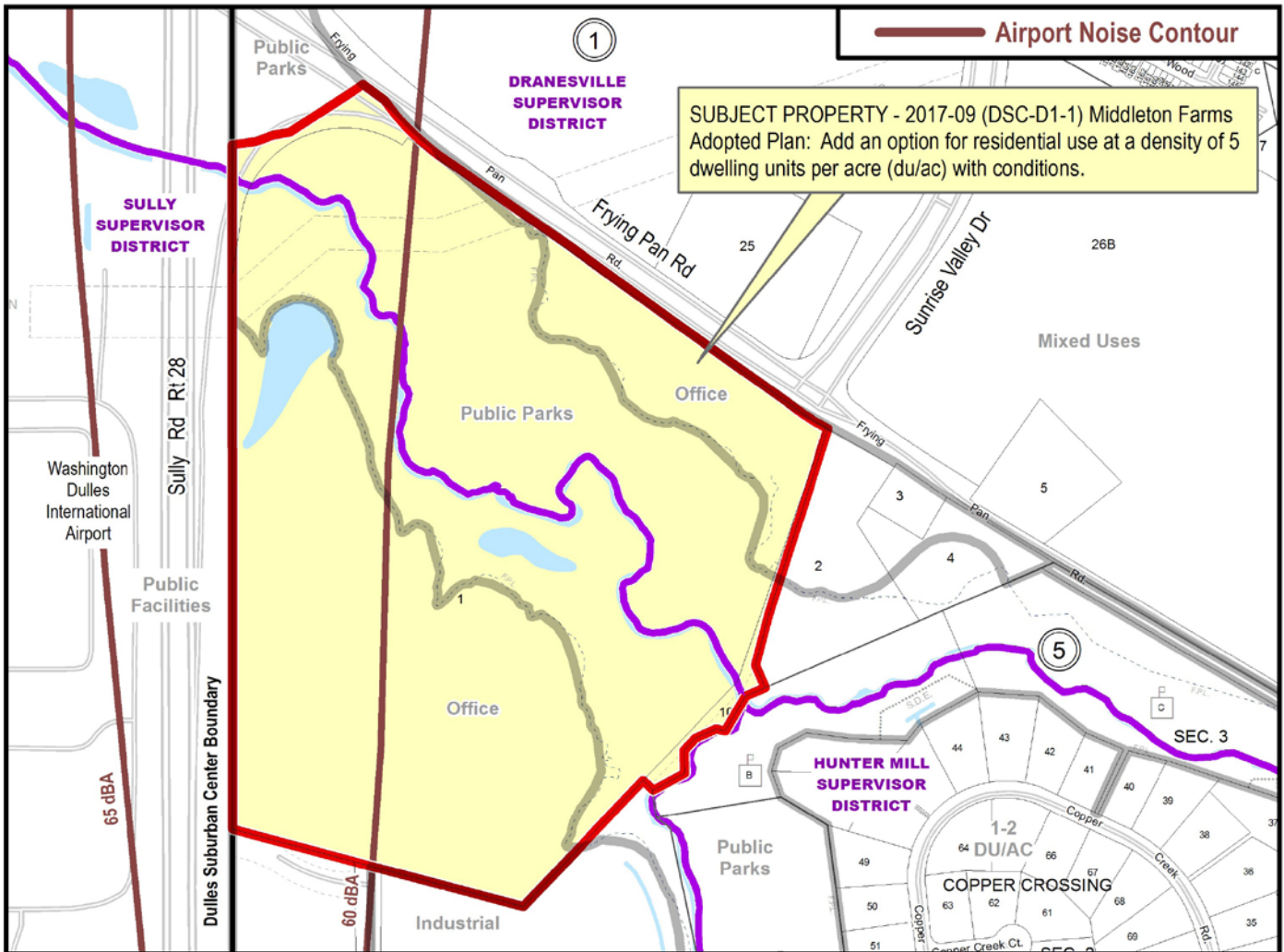
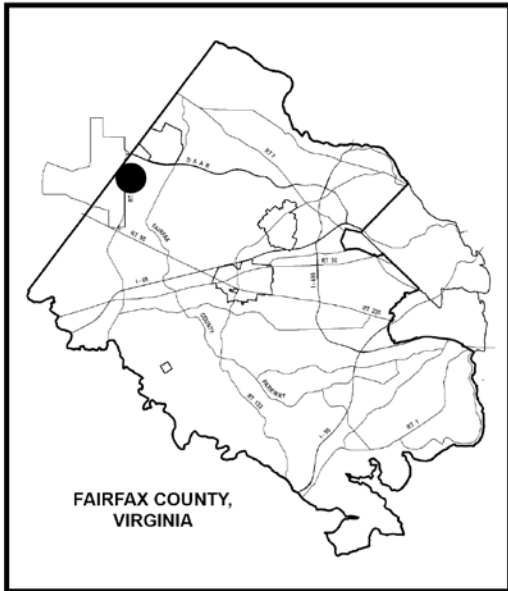
PARCEL LOCATION: 24-2 ((1)) 1 and 10

SUPERVISOR DISTRICT: Dranesville, Sully

ITEM: Submission DSC-D1-1 (Middleton Farms) of the Dulles Suburban Center Study (Plan Amendment #2013-III-DS1)

ADOPTED: March 20, 2018

FOR ADDITIONAL INFORMATION CALL (703) 324-1380



SUBJECT PROPERTY - 2017-09 (DSC-D1-1) Middleton Farms Adopted Plan: Add an option for residential use at a density of 5 dwelling units per acre (du/ac) with conditions.

KEY



2017-09 (DSC-D1-1) Middleton Farms



Baseline Plan Value

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS
 MAP LAYERS CURRENT TO FEBRUARY 2018
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AMENDMENT TO THE COMPREHENSIVE PLAN (2017 EDITION)

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

MODIFY: Fairfax County Comprehensive Plan, 2017 Edition, Area III, Dulles Suburban Center as amended through May 2, 2017, Land Unit D-1 Recommendations, pages 85-88:

“2. As an ~~Two~~ options for the western and central portion of the land unit, ~~office, hotel, recreational facilities and support service retail uses~~ may be appropriate and include up to .40 FAR if all of the following conditions are met: (1) office, hotel, recreational facilities and support service retail uses up to .40 FAR and/or (2) residential use up to 5 du/ac. Implementation of these options may be appropriate if all the following conditions are met:

- Full consolidation between Tax Map Parcels 24-2((1))1 and 10 is achieved;
- With the exception of necessary road crossings and park improvements, all development should be south of the Horse Pen Run EQC;
- The planned roadway extension between Park Center Road and Sunrise Valley Drive is constructed as a four lane divided roadway prior to any development ~~beyond the current Comprehensive Plan base density of .15 FAR~~ under either of these options;
- Provide for access from Tax Map Parcels 24-2((1))2, 3 and 4 to the extension of Sunrise Valley Drive;
- Any development ~~beyond the current Comprehensive Plan base of .15 FAR~~ under these options should be phased to transportation improvements and trip reduction measures identified at the time of rezoning;
- Parks and recreation facilities to meet the needs of new development are provided. All EQCs and the area north of the Horse Pen Run Stream Valley ~~are~~ should be dedicated to the Fairfax County Park Authority and the land generally north of Horse Pen Run Stream Valley ~~is~~ should be developed for active recreational uses. Buildable recreational areas should be developed as a destination park to address recreation deficiencies in this area. Built facilities may include, but are not limited to: ball fields, tot lots, destination playground, skate park, picnic pavilions, parking and other amenities. Lighting for recreational uses should minimize light emissions that create sources of glare which may interfere with residents’ and travelers’ visual acuity. A continuous trail loop should be provided to connect this area with the development within the remainder of Land Unit D-1 and to Land Unit C, and be designed in consultation with county staff;
- Appropriate screening is provided between any office development in this land unit and the existing residential development in Land Unit C to protect these stable residential communities; ~~and~~

- The architecture, design and location of both principal and secondary structures and uses should ensure optimal views and overall appearance from Route 28 and further ensure a proper and reasonable transition to the existing residential uses in Land Unit C. In furtherance of these objectives, building heights should not generally exceed ten (10) stories, or approximately 150 feet for areas west of the Park Center Road/Sunrise Valley Drive extension and eight (8) stories, or approximately 120 feet for areas generally east of the same;
- A study of heritage resources is conducted and appropriate preservation or avoidance measures taken. Recordation of significant heritage resources should occur.
- Any ~~S~~support retail uses should be of a use and scale logically related to and supportive of the office, ~~and~~ hotel and residential uses and be physically or functionally integrated with other uses. Auto-oriented uses or stand-alone retail uses should not be permitted; however, eating establishments may be free standing. Such support retail should not be planned independently of the other planned ~~commercial~~ uses, however phased development of commercial and retail uses is permitted;
- Development should incorporate TDMs of a scope and level appropriate to the mix of uses and the available transit; ~~and~~
- The planned road extension between Park Center Road and Sunrise Valley Drive should be designed to accommodate reasonably projected or anticipated transit needs; as first envisioned, bus stop locations should be provided along the planned extension, and be provided in a manner that has flexibility to support other forms of transit;
- Transit stop(s) should be included along the planned road extension; and
- ~~A contribution to help fund county acquisition of land for the development of recreational facilities in the vicinity is appropriate to help offset impacts. Such contributions should increase proportionately based on the amount of FAR approved above .35 FAR; and~~
- ~~An all-weather crossing~~ Trail connections should be provided connecting stream valley trails within this land unit ~~Tax Map Parcels 24-2((1))1 and 10 to~~ and to stream valley trails within Land Unit C.

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.