

**County of Fairfax, Virginia  
Planning Commission Meeting  
April 18, 2018  
Verbatim Excerpt**

*PA 2013-III-DSI – COMPREHENSIVE PLAN AMENDMENT (DULLES SUBURBAN CENTER)*

*– To consider proposed revisions to the Comprehensive Plan for Fairfax County, VA, in accordance with the Code of Virginia, Title 15.2, Chapter 22. Plan Amendment 2018-IV-MV1 proposes revisions to Dulles Suburban Center Area-wide and Land Unit guidance. The Dulles Suburban Center comprises approx. 6,644 ac. adjacent to the eastern and southern boundary of the Washington Dulles International Airport for an area that generally extends just north of the Dulles Airport Access and Toll Road and south to I-66 in the Sully and Dranesville Supervisor Districts. The area is predominantly planned for office, industrial and industrial/flex uses with some areas planned for residential and retail uses. Land Units A and L are planned as a higher intensity mixed-use node. The amendment will consider revisions to ensure consistency with current policy and practice, reflect existing development, and make editorial and organizational changes.*

*In addition, a number of site-specific land use and intensity recommendations are proposed for Land Units D, E, F, H, I and J as follows: DSC-D3-1 (Wall Road): Tax Map parcel 24-4((1))6C1 is currently planned for office uses in the range of .50 to 1.0 FAR with options for training facility, hotel/conference center and another option for mixed use up to .70 FAR with conditions including at least 5-10% retail and office use. The amendment considers revising the mixed-use option to remove the 5-10% retail and office use and replace it with 100 single-family attached units. DSC-E3-1(Sullyfield Park): Tax Map parcels: 34-3((5))G1, H2, H3; 34-3((7))5A; 34-4((11))H1; 34-4((13))3, 4 are currently planned for office, retail and industrial uses up to .35 FAR. The amendment considers adding hotel use. DSC-F2-1(Avion): Tax Map parcels 34-1((3))1, B4, B5 are currently planned for office and industrial/flex uses up to .50 FAR, ancillary retail uses should not to exceed 20%, conventional strip or freestanding commercial development is not planned along Rt. 50 and Willard Rd. The amendment proposes to increase planned intensity to .75 FAR for mixed-use development that could include office, hotel, retail personal service, medical care facilities, entertainments uses and assisted living. DSC-H-1 (Euro Motorcars): Tax Map parcel 34-1((1)) 2A is currently planned for industrial, research and development and industrial/flex up to .35 FAR. The amendment considers adding an option for auto dealership use on the western portion of the parcel. DSC-I-1 (Long and Foster) and the Albemarle subdivision: Tax Map parcels 44-1((17)) 1, 5, C, A; 34-3((14)) B, 2, 3, 4, 6 and 34-3((1)) 34 are planned for light industrial an industrial/flex up to .35 FAR with an option for hotel, office and industrial/flex up to .35 FAR and another option for hotel and office up to .70 FAR. The amendment considers adding an option for residential use with support retail use up to 1.0 FAR. DSC-J-3 (Westfields) & DSC-J-2(Conference Center Drive) address the area east and west of Route 28, between Willard Rd and Ellanor Lawrence Park which is planned for a mix of uses that includes office, conference center/hotel, industrial flex and industrial use at an average .50 FAR. The plan amendment considers adding a mixed-use area that includes a residential and retail component on the east side of Route 28. Land Unit E-2 (Sully Place/Sully Plaza): Tax Map parcels 34-4((1))16B, 16C, 16D, 16E, 16F, 24A, 26A, 62A1, 62A2, 62B, 62C are currently planned for retail with ancillary office use not to exceed 20%, up to .25 FAR. The plan amendment considers adding an option for mixed-use with a residential component up to .50 FAR. Recommendations relating to the transportation network may also be modified. (Dranesville, Hunter Mill, and Sully District)*

After close of the Public Hearing

Commissioner Tanner: Thank you, Mr. Chairman. First, I also wanted to start by thanking Amber Lee Leslie and Alex Timbleton from the Sully District Office for helping us craft this language and being an integral part of this process. Based on a lot of comments and questions that came up tonight, we talked with staff and we believe that it's best to defer the decision a week to actually be able to address all the concerns and issues that were brought up tonight and come back with a more comprehensive plan that we can agree upon to present to the Board of Supervisors. So with that, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION DEFER THE DECISION ONLY FOR PA 2013-III-DS1 TO A DATE CERTAIN OF APRIL 26, WITH THE RECORD REMAINING OPEN FOR WRITTEN TESTIMONY.

Commissioner Hart: Second.

Chairman Murphy: Seconded by Mr. Hart. Is there a discussion of the motion? All those in favor of the motion to defer decision on PA 2013-III-DS1 to a date certain of April 26, with the record remaining open for comment, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

The motion carried by a vote of 12-0.

JLC