



# County of Fairfax, Virginia

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## AGENDA

**Springfield District Land Use Committee**  
**Tuesday, January 30, 2024 @ 7:30pm**  
**Room 9/10**

7:30PM

### ▪ **Introductions**

- a. Welcome New Members
  - i. Ashley Frederick

### ▪ **11443 Valley Road Subdivision**

- a. Special Exception Application for a modification of the minimum lot width requirement. Due to a conflict between zoning and VDOT, the property (zoned R-1 and about 3.8 acres) cannot be developed by-right. The property is long and narrow and does not have sufficient frontage to meet the minimum lot width requirement for three lots. Only 3 lots are proposed.
- *Applicant contacted nearby property owners and adjacent HOAs ahead of upcoming public hearings*
  - *Jeff asked for a follow-up explanation on the spike strip and the original issue with the by-right proposal*
    - o *Applicant responded that this was because the road design would create a front yard on an abutting property – so extensive discussion with VDOT and County staff was required*
  - *Motioned to approve by Chris: Project approved 7-0 with 3 members absent*

### ▪ **Fairfax Center Area Phase 3 Task Force: Teams Presentation**

- a. Staff Presentation & Selection of Committee Member to Fairfax Center Task Force
- b. **Project:** The Fairfax Center Area Study (Plan Amendment 2013-III-FC1) is a multi-phase planning study to examine the Comprehensive Plan guidance for the Fairfax Center Area. The Fairfax Center Area comprises approximately 5,500 acres west of the City of Fairfax and east of Centreville, generally between Route 50 and Route 29. Phases I and II of the study have been completed.
  - i. Phase III of the study (Plan Amendment 2013-III-FC1(C)) was reauthorized by the Board of Supervisors on April 11, 2023. Phase III will evaluate and update the Plan recommendations for the Core Area, to include a transportation analysis and may also include editorial updates to the Fairfax Center Area text to ensure that the recommendations account for existing and entitled development. Phase III will also consider Tax Map Parcel 56-2 ((1)) 1C (Reserve at Fairfax Ridge) for an increase in

planned intensity from 0.35 floor-area ratio (FAR) up to 0.42 FAR to accommodate additional residential uses and consider topography and pedestrian connectivity to the adjacent Fairfax Corner Development. The Reserve at Fairfax Ridge was introduced as a [Site Specific Plan Amendment](#) during the 2022-23 nomination cycle.

- c. [Fairfax Center Area Study - Phase III, Core Area | Planning Development \(fairfaxcounty.gov\)](#)
- *Multiple committee members wanted clarification on term length and expectations from the task force; staff explained it would be a bi-monthly/quarterly meeting set to expire in Spring of 2025*
- *Interest from Sam and Jimmy to be on the task force*
- **Administrative Matters**
  - a. News/Updates
    - i. Interim President
      - *Decide at a later date*
    - ii. Potential 2024 Cases
      - *Cornerstones (Sully District) Invitation*
      - *SSPA Project Follow Ups: Fair Lakes, Fair Ridge, Boston Blvd*
      - *WDU Policy Update with Staff Presentation*
  - b. Potential Next Meeting Date
    - i. March 14<sup>th</sup>, 2024
      - *Shift meetings to Thursdays, second of each month in the evening to not conflict with BOS Meeting days*