County of Fairfax, Virginia
Planning Commission Meeting
June 4, 2025
Planning Commission Action

2025 COMPREHENSIVE PLAN AMENDMENT WORK PROGRAM MARK UP (FINAL RECOMMENDATION ON WORK PROGRAM AND SITE-SPECIFIC PLAN AMENDMENT (SSPA) NOMINATION SCREENING
(Countywide)

On June 4, 2025, the Planning Commission voted 12-0 to recommend to the Board of Supervisors the adoption of the 2025 Comprehensive Plan Amendment Work Program, as shown in the Planning Commission Handout dated June 4, 2025, entitled "Planning Commission Recommendations on the 2025 Draft Fairfax County Comprehensive Plan Amendment Work Program," and as amended not to remove the indefinitely deferred Mount Vernon District nominations from the Work Program.

The Planning Commission voted 12-0 to recommend adding CPN-2025-IV-FR-006, 6404 Telegraph Road, to the Comprehensive Plan Amendment Work Program as a Tier 3 item:

- The Plan Amendment should consider single family detached residential use on Tax Map Parcels 82-3 ((4)) 1A and 1B, with specific attention given to the character, density, and scale of a new development; appropriate transitions and buffering to adjacent residential 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.

The Planning Commission voted 8-4 (Commissioners Carter, Cortina, Niedzielski-Eichner, and Thomas voted in opposition) to recommend adding CPN-2025-III-HM-028, Reston National Golf Course, to the Comprehensive Plan Amendment Work Program as a Tier 3 item, and that the analysis of a potential comprehensive plan change include, but not be limited to, the following specific considerations:

1) How potential development could connect with existing and planned public transit options, particularly nearby Metro stations;

2) The number and types of housing that would best serve the community's evolving housing needs, including how redevelopment could provide affordable and workforce housing;

3) Consideration of potential impacts to the PRC zoning district density provisions, including the maximum persons per acre and strategies to address such impacts;

4) Impact to transportation networks and multimodal access;

5) Strategies for the preservation or enhancement of tree canopy and vegetation, including visual and screening impacts on adjacent residential areas, and consideration of how the redevelopment would impact existing trails, parks, and natural areas; and

6) Strategies for permanent, publicly accessible areas, such as linear parks, sports fields, playgrounds, or passive open space accessible to all Reston residents, and the self-reoccurring funding mechanisms needed for their maintenance.

The Planning Commission voted 8-4 (Commissioners Batchelor-Causey, Thomas, Carter, and Landgraf voted in opposition) to recommend adding CPN-2025-I-MA-022, 6675 Little River Turnpike to the Comprehensive Plan Amendment Work Program as a Tier 3 item; to consider 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 the 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.

The Planning Commission voted 10-2 (Commissioners Sargeant and Batchelor-Causey voted in opposition) to recommend adding CPN-2025-I-MA-024, 6404 Strawbridge Square, to the Comprehensive Plan Amendment Work Program as a Tier 3 item, as recommended by staff in the 2025 SSPA white paper.

The Planning Commission voted 12-0 to recommend adding CPN-2025-IV-MV-018, Pohick Lorton, to the Comprehensive Plan Amendment Work Program as a Tier 2 item, as amended to note the following language:

> 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 Park Authority should be explored for the portions of the site that are to remain undeveloped.

ATTACHED DOCUMENTS:
Planning Commission Handout dated June 4, 2025

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Planning Commission Recommendations on the 2025 Draft Fairfax County Comprehensive Plan Amendment Work Program

June 4, 2025

The Comprehensive Plan Amendment Work Program lists authorized current and future planning studies and amendments. The Work Program is organized into a Tier system. The Planning Commission's preliminary recommendations on nominations being added to the work program are shown with additions noted in underline, and with removals noted in ~~strikethroughs~~. Other changes to existing items on the Comprehensive Plan Work Program are shown with additions noted in underline, and with removals noted in ~~strikethroughs~~. SSPA nominations that are not recommended by the Planning Commission to advance for further review are not included in the draft Work Program.

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier 1				
Policy Amendments				
Policy Plan Amendments -- 2022-CW-2CP *PLUS No. PA-2022-00009*	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.	
Manufactured Housing – 2022-CW-1CP *PLUS No. PA-2022-00006*	Countywide	10/11/2022	Consideration of 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.	

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Tier 1				
Heritage Resources -- 2017-CW-4CP	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 *PLUS No. PA-2020-00003*	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.	
Public Facilities Policy Plan -- 2020-CW-1CP *PLUS No. PA-2020-00026*	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	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.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Description	Notes
Tier 1				
Active Transportation and Trail Plan 2025-CW-T1 *PLUS No. PA-2025-00001*	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 *PLUS No. PA-2024-00006*	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.	
Fairfax Center Area, Phase III, Core Area – 2013-III-FC1 (C) *PLUS No. PA-2020-00007*	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 *PLUS No. P*A-2022-00008	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	

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Tier 1				
Lorton Visioning -- 2021-IV-LP1 *PLUS No. PA-2021-00011*	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.	
Innovation Center TSA North Study SSPA 2023-III-1UP *PLUS No. PA-2023-00002*	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: • Dulles Greene SSPA 2023-III-18UP • Innovation Avene SSPA 2023-III-19UP • Rock Hill Road SSPA 2023-III-20UP	
Springfield TSA/CBC Study SSPA 2023-IV-1S *PLUS No. PA-2023-00003*	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.	re-authorized 7/25/2023

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Tier 1				
Reston TSA Study SSPA 2023-III-6UP *PLUS No. PA-2023-00031*	Hunter Mill	~~4/11/2023~~ 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, 007, 009, 010, 014) and (CPN-2025-III-HM-005, 033, 038, 042, 043, 048.)* *Note, SSPA sites consist of: • Lake Fairfax Business Center SSPA 2023-III-9UP • Commerce Metro Center SSPA 2023-III-10UP • Samuel Morse Drive SSPA 2023-III-11UP • 1950 Roland Clarke Place SSPA 2023-III-12UP • Reston Corner SSPA 2023-III-13UP • 1760 Reston Parkway SSPA 2023-III-14UP • 12120 Sunrise Valley Drive SSPA 2023-III-15UP • Association Drive SSPA 2023-III-16UP • Preston White Drive SSPA 2023-III-17UP • Alexander Bell Drive • 10690 Parkridge Boulevard • 10800 Parkridge Boulevard • Wiehle TOD North District • 10701 Parkridge Boulevard • 11600 Sunrise Valley Drive	~~re-authorized & re-tiered 7/25/2023~~
Route 29 Corridor from Jermantown Road/Rust Road to Buckleys Fate Drive/Summit Drive 2024-CW-T1 *PLUS No. PA-2024-00008*	Countywide	12/3/2024	Consider 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.	

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Tier 1				
Penn Daw CBC Land Unit C Study SSPA 2023-IV-1MV *PLUS No. PA-2023-00004*	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	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	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.	
Gordon Road Triangle	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.	
Site-Specific Amendments				
~~Brookside Motel – 2021-IV-MV1~~ ~~*PLUS No. PA-2021-00023*~~	~~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~~ ~~*PLUS No. PA-2023-00007*~~	~~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.~~	

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Tier 1				
Merrifield at Dunn Loring Station Apartments -- SSPA 2023-I-2J *PLUS No. PA-2023-00011*	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.	
Prosperity Business Campus -- SSPA 2023-1-3J *PLUS No. PA-2023-00012*	Providence	4/11/2023	Consideration of 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.	Formerly named Sequoia Capital
Park Center – SSPA 2023-III-1BR *PLUS No. PA-2023-00014*	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcel 43-2 ((2)) 39C for office use up to 0.69 FAR.	
Roger Bacon Drive 2023-III-UP8 *PLUS No. PA-2023-00043*	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.	
Penn Daw Fire Station, Emergency and Affordable Housing 2023-IV-MV3 *PLUS No. PA-2023-00044*	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.	
Western Annandale CBC	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.	

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Tier 1				
Sears Site	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	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	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	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.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 2				
Fair Lakes Study (Phase II) SSPA 2023-III-1FC *PLUS No. PA-2023-00005*	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 *PLUS No. PA-2023-00015*	Braddock	4/11/2023	Consideration of a Plan amendment for Sub-Units J1 and J2 of the Fairfax Center Suburban Center to evaluate the mix of uses and allowable densities, including specifically Tax Map Parcel 56-2 ((1)) 29A for residential use up to 1.9 FAR consisting of up to 200 multifamily units. Specific considerations should include the relationship of residential uses to the office uses in the broader area, and additional consideration of the density, bulk, mass, and orientation of the building and amenities to adjacent properties and the planned Route 50 interchange at the site.	
7600 Leesburg Pike SSPA 2023-II-1M	Dranesville	4/11/2023		Formally named Elm

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Tier 2				
PLUS No. PA-2023-00016			Consideration of 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.	Street Communities
~~Cityside Huntington -- SSPA 2023-IV-2MV *PLUS No. PA-2023-00008*~~	~~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~~
Cavalier Club -- SSPA 2023-I-2B *PLUS No. PA-2023-00019*	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 *PLUS No. PA-2023-00020*	Mason	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 59-2 ((1)) 29A, 29B, 30-36~~, 31, 32, 33, 34, and 35~~- 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. ~~The inclusion of parcel 59--2 ((11)) 29B will ensure the opportunity to consider the full extent of the transition from the proposed development to the townhouse community to the west.~~	
Shoppes of Lorton Valley -- SSPA 2023-III-1P *PLUS No. PA-2023-00021*	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.	
Boston Boulevard – Costco -- SSPA 2023-IV-4S *PLUS No. PA-2023-00022*	Mount Vernon	4/11/2023	Consideration of 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	

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Tier 2				
			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.	
Fair Oaks Business Park – SSPA 2023-III-2FC *PLUS No. PA-2023-00025*	Springfield	4/11/2023	Consideration of 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 should 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.	
Fairfax Ridge Road – SSPA 2023-III-3FC *PLUS No. PA-2023-00026*	Springfield	4/11/2023	Consideration of 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.	
A&A Contracting – SSPA 2023-III-2BR *PLUS No. PA-2023-00027*	Sully	4/11/2023	Consideration of 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)"	authorization amended on Feb 18, 2025
Discovery Square – SSPA 2023-III-4UP *PLUS No. PA-2023-00028*	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 *PLUS No. PA-2023-00029*	Sully	4/11/2023	Consideration of a Plan amendment for Tax Map Parcels 24-4 ((1)) 6F and 6E for residential use with approximately 177 units at 18 dwelling units per acre (du/ac).	

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Tier 2				
7426 Idylwood Road 2024-I-1J *PLUS No. PA-2024-00001*	Providence	2/20/2024	Consideration of 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.	
Hilltop Village	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.	
Beulah Street	Franconia	6/10/2025	Consideration of a Plan Amendment for Tax Map parcels 91-3 ((8)) 1, 2, 3, 4, 5A, and 91-3 ((8)) A and B for residential use up to 8 du/ac. Specific considerations should include compatible transitions to the surrounding residential neighborhoods, pedestrian and bicyclist connectivity, transportation impacts, and on-site amenities to serve new residents.	
Edsall Road (Bren Mar Park)	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)	Mason	6/10/2025	Consideration of a Plan Amendment for 80-2 ((1)) 52 and 57 for retail and other commercial uses.	
The Jefferson	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	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	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.	
Raising Caines	Sully	6/10/2025	Consideration of a Plan Amendment for Dulles Suburban Center Subunit E1 to allow free-standing and drive through retail uses.	
Lidl	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	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.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
~~Parks Comprehensive Plan Update – S11-CW-3CP(B) *PLUS No. PA-2020-00001*~~	~~Countywide~~	~~12/6/2011~~	~~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.~~	
Transportation – County Transit Network Study – 2013-CW-T4 *PLUS No. PA-2020-00005*	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 *PLUS No. PA-2020-00008*	Mount Vernon	~~3/6/2018~~	Comprehensive Plan amendment to consider public parks for Tax Map parcels 109-2 ((1)) 18C, 19, and 20. ~~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 *PLUS No. 2020-00009*~~	~~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.~~	
~~Frontier Drive – SSPA 2023-IV-8S *PLUS No. PA-2023-00040*~~	~~Franconia~~	~~7/25/2023~~	~~Consideration of a Plan amendment for Tax Map Parcels 90-2 ((1)) 86A, including, but not limited to, the land use mix and density for that was accepted into the 2022-2023 Countywide SSPA process (residential mixed-use up to 2.0 FAR, CPN22-LE-008).~~	~~**re-tiered from tier 1 to tier 3 on 5/7/2024**~~
~~Richmond Highway Corridor – Suburban Neighborhood Study – 2018-IV-MV6 *PLUS No. 2020-00010*~~	~~Mount Vernon~~	~~3/20/2018~~	~~Evaluate the planned land uses within the suburban neighborhood areas between Community Business Centers along Richmond Highway.~~	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
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.	
Van Dorn TSA Land Units D and E (part) -- SSPA 2021-IV-1RH *PLUS No. PA-2021-00008*	Franconia	1/26/2021	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.	
Church of the Good Shepherd - SSPA 2023-II-3F	Braddock	4/11/2023		

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
PLUS No. PA-2023-00030			Consideration of a Plan amendment for Tax Map Parcel 69-4 ((1)) 6A for residential use 2-3 dwelling units per acre for approximately 8 detached residences, while retaining the existing church. Specific considerations on the church site should include opportunities to consider affordable housing, tree preservation, usable open space, and other factors to achieve compatibility with the surrounding neighborhood.	
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.	
Pistone's -- SSPA 2023-I-4J *PLUS No. PA-2023-00035*	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.	
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) [approximately 82,000 square feet (sf)], including 60 multifamily dwelling units and approximately 18,000 sf of ground floor, community-serving retail.	re-tiered from tier 2 to tier 3 on 6/10/2025
~~Fallfax – SSPA 2023-I-5J *PLUS No. PA-2023-00037*~~	~~Providence~~	~~4/11/2023~~	~~Consideration of a Plan amendment for Shreve-West Community Planning Sector Recommendation #1B, for an option for residential mixed-use up to 1.9 consisting of multifamily residential and ground-floor retail uses. Specific considerations should include avoidance of flood-prone areas, stormwater improvements, the appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections along Route 29.~~	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Notes
Tier 3				
~~Inova – Springfield Center Drive~~ ~~SSPA 2023-IV-9S~~ ~~*PLUS No. PA-2023-00041*~~	~~Franconia~~	~~7/25/2023~~	~~Consideration of a Plan amendment for Tax Map Parcel 90-4 ((1)) 11C, including, but not limited to, the land use mixes and densities that were accepted into the 2022-2023 Countywide SSPA process (residential and/or continuing care facility with potential ancillary ground floor retail up to 1.5 FAR, CPN-LE-004).~~	~~re-tiered from tier 1 to tier 3 on 7/30/2024~~
Arrowbrook	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	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	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.	
Strawbridge Square	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.	
Eaves Fairfax Tower	Providence	6/10/2025	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	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.	

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
Renaming of Lee District to Franconia District 2022-CW-3CP *PLUS No.* PA-2022-00010	Countywide	12/6/2022	Considered editorial changes in the Comprehensive Plan to revise references to the Lee District as the Franconia District.	April 11, 2023 *Adopted # 2017-49 & 2017 P-16*
6235 and 6245 Brandon Ave -- 2021-IV-FS1 *PLUS No. PA*-2021-00018	Franconia	6/22/2021	Considered 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-	*June 27, 2023 Adopted # 2017-50*

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
			storage and a site layout and other measures that would achieve the goals of the Springfield Community Business Center.	
Villa Park Road -- 2021-IV-S2 *PLUS No. PA-2021-00013*	Franconia	3/23/2021	Considered 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).	July 25, 2023 *Adopted # 2017-51*
West Falls Church, Transit Station Area (TSA), Sub-Unit A-2 -- 2023-II-M1 *PLUS No. PA-2023-00001*	Dranesville	3/21/2023	Considered a Comprehensive Plan amendment for sub-unit A-2 of the West Falls Church TSA. The plan amendment should consider a land use shift from planned institutional use to office use. The proposed change should not increase the planned FAR and it should be demonstrated that any proposed changes meet the broader goals of the West Falls Church TSA Plan. The Plan Amendment should be reviewed concurrently with the zoning application.	July 25, 2023 *Adopted # 2017-52*
Route 7 Bus Rapid Transit BRT- 2021-CW-T1 *PLUS No. PA-2021-00020*	Countywide	7/27/2021	Considered 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: -- -- 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; -- -- Repurposing two existing lanes along International Drive (from Route 7 to Lincoln Circle) for exclusive median-running BRT; -- -- 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 -- -- Potential station locations along this segment of the BRT route.	July 25, 2023 *Adopted # 2017-53 & 2017 P-17*
Pan Am Shopping Center – 2021-II-V1 *PLUS No. PA-2021-00024*	Providence	12/7/2021	Considered 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.	September 12, 2023 *Adopted # 2017-54*
Reston Area Study -- 2020-III-UP1 *PLUS No. PA-2020-00023*	Hunter Mill	1/14/2020	Considered a Comprehensive Plan amendment: -- 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	September 12, 2023 *Adopted # 2017-55*

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
			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.	
Bailey's CBC, Sub-unit B5 – 2022-I-B1 *PLUS No. PA*-2022-00005	Mason	5/10/2022	Considered 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.	November 21, 2023 *Adopted # 2017-56*
Agape House -- SSPA 2023-III-3UP *PLUS No. PA-2023-00013*	Sully	4/11/2023	Considered a Plan Amendment for Tax Map Parcel 34-4 ((12)) C7 for an option for affordable independent living, continuing care, and/or other age-restricted uses, up to 250 units. Specific considerations should include the provision of open space, onsite amenities, multimodal connections around the site, and access to services.	January 24, 2024 *Adopted # 2017-57*
Topgolf Site, Kingstowne Area- 2015-IV-RH1 *PLUS No. PA-2020-00006*	Franconia	10/20/2015	Considered 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.	January 24, 2024 *Adopted # 2017-58*
Public Facilities Policy Plan -- 2020-CW-1CP	Countywide	7/14/2020		Phase I

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
PLUS No. PA-2020-00026			Considered a Comprehensive Plan amendment to update the Public Facilities Policy Plan and reviewing the alignment of the Policy Plan update 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.	May 7, 2024 *Adopted # 2017 P-18*
Cornerstones -- 2022-III-FC1 *PLUS No. PA-2022-00003*	Sully	2/22/2022	Considered 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.	June 11, 2024 *Adopted # 2017-59*
Judicial Complex – 2022-II-F1 *PLUS No. PA*-2022-00007	Providence	10/11/2022	Considered a Comprehensive Plan amendment will consider the expansion of public facility uses, including new residential uses that may include affordable and supportive housing, and other land uses supportive of the 2021 Judicial Complex Master Plan for Tax Map parcels 57-3 ((1)) 17 and 57-4 ((1)) 14. It is anticipated that the Plan amendment will be reviewed concurrently with a zoning application once it is submitted.	June 11, 2024 *Adopted # 2017-60*
Fair Lakes Study (Phase I) SSPA 2023-III-1FC *PLUS No. PA-2023-00005*	Springfield	4/11/2023	Considered a Plan amendment for Sub-unit E1 of the Fairfax Center Suburban Center. Phase I of a planning study of Sub-unit E1 of the Fairfax Center Area – land use and density/intensity changes for Tax Map Parcel 45-4 ((11)) A2 and editorial sub-unit revisions.	September 10, 2024 *Adopted # 2017-61*
For-Sale Workforce Dwelling Unit Policy & Program 2023-CW-1CP *PLUS No. PA-2023-00042*	Countywide	12/5/2023	Considered a Comprehensive Plan amendment based on the WDU For-Sale Policy Task Force recommendations. Consistency between the for-sale and the rental WDU programs should be considered, as well as an additional focus on the effectiveness of the 100% AMI tier. The proposed amendment should include options and ranges, as appropriate, for the Board's consideration. In drafting the proposed amendment, staff should engage a diverse group of stakeholders for input. Revisions to the Countywide and Tysons Urban Center WDU Administrative Policy Guidelines should be considered in line with the proposed Plan Amendment.	September 10, 2024 *Adopted # 2017 P-19 & 2017-62*

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
Springfield Boulevard – SSPA 2023-IV-6S *PLUS No. PA-2023-00038*	Franconia	7/25/2023	Considered a Plan amendment for Tax Map Parcels 80-4 ((1)) 16, 17,18,19, and 20B and Tax Map parcels 90-2 ((1)) 4A, 4B, and 4C, including, but not limited to, the land use mixes and densities that was accepted into the 2022-2023 Countywide SSPA process (residential mixed-use, CPN22-LE-006). The opportunity to study parcels 80-4 ((1) 14, 14A, 15 and 16A (Amherst Avenue, CPN22-LE-009) should be considered for possible coordination.	November 19, 2024 Adopted # 2017-63
Amherst Avenue – SSPA 2023-IV-7S *PLUS No. PA-2023-00039*	Franconia	7/25/2023	Considered a Plan amendment for Tax Map Parcels 80-4 ((1) 14, 14A, 15 and 16A (CPN22-LE-009) to consider opportunities for redevelopment and possible coordination with the adjacent plan amendment study area (Springfield Boulevard, CPN22-LE-006).	November 19, 2024 Adopted # 2017-63
Alliance Center -- SSPA 2023-I-1J *PLUS No. PA-2023-00010*	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcels 49-3 ((34)) 2929 and 2932 for residential mixed-use up to 3.0 FAR, consisting of multifamily units and ground floor non-residential uses.	January 14, 2025 Adopted # 2017-64
Briarwood Farm -- SSPA 2023-II-1V *PLUS No. PA-2023-00024*	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcel 48-2 ((7)) (33) 4, 5, 6, 11, 12, 13 and 14 for Residential uses at up to 4-5 du/ac.	March 18, 2025 Adopted# 2017-65
AT&T Oakton -- SSPA 2023-II-1F *PLUS No. PA-2023-00009*	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcel 47-2 ((1)) 58 for residential mixed-use up to 1.0 FAR, consisting of single-family attached and multifamily dwellings, office use, and community serving retail use. Specific considerations should include evaluating the site as the potential Core for the Flint Hill Suburban Center, achieving compatible transitions to adjacent residential areas, tree preservation, and multimodal access and circulation.	March 18, 2025 Adopted# 2017-66
Hunters Branch Office Complex – SSPA 2023-II-2V *PLUS No. PA-2023-00036*	Providence	4/11/2023	Considered a Plan amendment for Tax Map Parcel 48-4 ((1)) 1E and 1G for Residential or mixed use development up to a density of 65-80 du/ac, including the potential for adaptive reuse of the existing office building for partial redevelopment, or redevelopment of the entire site for multi-family residential uses. Specific considerations should include the mix of uses, appropriate density level, provision of residential amenities, usable open spaces, and multimodal connections to the Vienna Metrorail Station, Pan Am Shopping Center, and other nearby destinations.	May 13, 2025 Adopted # 2017-67

Plan Amendment Name and Number	Supervisor District	Authorization Date	General Purpose	Adopted Date & Number
Amendments Adopted Since April 11, 2023				
Ox Road/Hooes Road 2024-III-1P *PLUS No. PA-2024-00005*	Mount Vernon	4/16/2024	Considered a Comprehensive Plan amendment to consider detached residential use on Tax Map Parcels 106-4((1))17, 18, 19 (part), 27 and 27A, with specific considerations for tree preservation and buffering from Ox Road, watershed and noise impacts, multimodal connectivity, and open spaces and parks. The amendment will be reviewed in coordination with a concurrent development application.	May 13, 2025 Adopted # 2017-68
Franconia Triangle (S-9 Beulah Community Planning Sector Recommendation Area #3) Study SSPA 2023-IV-2S *PLUS No. PA-2023-00006*	Franconia	4/11/2023	Considered a Plan amendment for Recommendation area #3 of the S-9 Beulah Community Planning Sector, 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-LE-003).	May 13, 2025 Adopted # 2017-69