County of Fairfax, Virginia
Planning Commission Meeting
September 9, 2026
Planning Commission Action

SSPA 2023-III-4UP - DISCOVERY SQUARE
(Sully District)

PLANNING COMMISSION RECOMMENDATIONS:
On September 9, 2026, the Planning Commission voted 9-0 (Commissioners Batchelor-Causey, Bennett and J. Thomas were absent from the meeting) to recommend to the Board of Supervisors the adoption of the staff recommendation for Plan Amendment SSPA 2023-III-4UP, found on pages 16 and 17 of the staff report dated August 19, 2026.

ATTACHED DOCUMENTS:
Pages 16 and 17 from the Staff Report dated August 19, 2026

MJ

A detailed sanitary sewer study will be required at the time of development review, in accordance with the Zoning Ordinance, to evaluate system capacity and identify any necessary improvements. Upgrades to the existing sanitary sewer system may be required to adequately serve the proposed development.

CONCLUSION

The proposed Plan amendment evaluates adding an option for Tax Map Parcel 24-4 ((1)) 6C1 for a mix of residential and retail uses at an intensity up to 0.80 FAR. The amendment would allow up to 108 dwelling units and 31,460 sq. ft. of retail across the 8.08-acre study area.

The residential option responds to evolving development patterns within this portion of the Dulles Suburban Center and introduces housing in proximity to existing residential, retail, and employment uses. Trip generation analysis indicates that the residential use would generate substantially fewer daily and peak-hour trips than the adopted office Plan scenario, with impacts generally comparable to existing conditions.

The proposal is located within the remaining undeveloped portion of Discovery Square, where prior planning and zoning approvals established a development pattern that focused non-residential uses and services on the subject property. If implemented, this Plan amendment would provide additional housing opportunities while continuing to encourage retail activity. Emphasis on urban parks as a focal point is a critical consideration. Development should demonstrate compatibility with surrounding uses through coordinated site design, appropriate transitions to adjacent development, and improved bicycle and pedestrian connectivity consistent with Dulles Suburban Center guidance.

The proposed residential density may have implications for parks and recreation, schools, sanitary sewer infrastructure, stormwater management, and other public facilities. These factors will require further evaluation and coordination during the development review process to ensure adequate infrastructure capacity and consistency with county policy.

Overall, the amendment establishes a policy framework to consider additional residential use within Land Unit D-3 while maintaining the Comprehensive Plan's emphasis on coordinated development, infrastructure planning, and compatibility.

RECOMMENDATION

Staff recommend the Comprehensive Plan be modified as shown below. Text proposed to be added is shown as <u>underlined</u> and text proposed to be deleted is shown with a ~~strikethrough~~. Text shown to be replaced is noted as such.

ADD: Fairfax County Comprehensive Plan, 2026 Edition, Area Plans, Area III, Dulles Suburban Center, as amended through December 9, 2025, Dulles Suburban Center, Land Unit recommendations, Land Unit D-3:

Add new Recommendation #5 as follows:

"Land Use

1. This land unit is planned and approved for high-quality, campus-style office uses in the range of an intensity of .50 to 1.0 FAR to promote development that is compatible with similar existing and approved development in this area. Consistent with the higher intensity recommended, the area near the intersection of McLearen Road and Route 28 should be considered as a future transit stop, given its central location and potential as a focal point along the Route 28 corridor. The higher intensity planned for Parcel 24-4 ((3)) 1 and the area within the EDS Drive loop road is contingent upon the provision of transit.

2. As an option, a training facility or hotel/conference center may be appropriate if integrated with existing office uses. These optional uses should be oriented away from Centreville Road.

…

5. As an option, Tax Map Parcel 24-4 ((1)) 6C1 is planned for up to 108 multifamily residential units and approximately 31,460 square feet of neighborhood-serving retail uses, up to 0.8 FAR, subject to the Area-Wide Recommendations and the following parcel-specific recommendations:

    - Locate and design urban park space in a manner that activates the public realm of both the retail and park spaces.

    - Provide visible, functional, and publicly accessible urban parks that support pedestrian activity and serve as a community gathering space.

    - Provide access to area services and amenities by improving pedestrian and bicycle facilities, and upgrading pedestrian crossings at each area intersection."

COMPREHENSIVE LAND USE PLAN MAP:

The Comprehensive Land Use Plan Map will not change.

COUNTYWIDE TRANSPORTATION PLAN MAP:

The Countywide Transportation Plan Map will not change.