



# County of Fairfax, Virginia

To protect and enhance the quality of life in all neighborhoods and diverse communities of Fairfax County

May 24, 2018

RE: 5001 and 5035 Westfields Boulevard; Tax Map Parcels 44-3 ((7)) B2 and B3  
Sully District – Site-Specific Plan Amendment Nomination PC17-SU-001

Dear Civic Association Representative:

A nomination to amend the Fairfax County Comprehensive Plan guidance for the property noted above and shown on the attached map has been submitted as part of the 2017 North County Site-Specific Plan Amendment (SSPA) process. Your association, which is adjacent to or within the vicinity of the above referenced property, is hereby notified that this proposal is being considered for addition to the 2018 Comprehensive Plan Amendment Work Program, a document which schedules the review of proposed changes to the Comprehensive Plan. As required by state law, the Comprehensive Plan is used as a guide in decision-making for the physical development of the county.

The proposed Plan amendment concerns approximately 17.43 acres of land at 5001 and 5035 Westfields Boulevard; Tax Map Parcels 44-3 ((7)) B2 and B3, and requests an amendment to the Comprehensive Plan as follows:

From: Retail use up to 0.25 Floor Area Ratio (FAR).

To: Incorporate the property into the Dulles Suburban Center, and add an option for mixed use up to 0.75 FAR that may include retail, office, hotel, assisted living, and private recreation use.

A Planning Commission public hearing on the work program will be held on **June 21, 2018** at 7:30 p.m. in the Board Auditorium, Ground Level, Government Center building, 12000 Government Center Parkway, Fairfax, Virginia, at which time you may present either written or verbal comment. A mark-up of the Plan Amendment Work Program is scheduled on **June 28, 2018** at 7:30 p.m. at the same address. The Board of Supervisors action to adopt the work program is anticipated on **July 31, 2018**. Additional details about these events, including deferrals, cancellations or rescheduling of these events, will be published online at [www.fairfaxcounty.gov/planning-zoning/site-specific-plan-amendment-process/track-nomination](http://www.fairfaxcounty.gov/planning-zoning/site-specific-plan-amendment-process/track-nomination). Additional notifications will not be mailed in the event of changes to these dates.

Copies of the proposed SSPA nominations and staff and task force reports may be obtained no later than two weeks prior to the Planning Commission public hearing from the Department of Planning and Zoning, 7<sup>th</sup> floor, Herrity Building, 12055 Government Center Parkway, Fairfax, Virginia or by visiting the above-mentioned website. If you have questions regarding this proposed nomination, you may direct them to the Department of Planning and Zoning at (703) 324-1380. If you desire to be placed on the list of speakers for the public hearings, please call the following number: Planning Commission – (703) 324-2865 or visit the website at [www.fairfaxcounty.gov/planningcommission/](http://www.fairfaxcounty.gov/planningcommission/).

**NOTE:** You are receiving this letter because you are listed as a contact for your Civic Association in Fairfax County's List of Civic Associations. For changes or updates to Civic Associations contacts, please contact the Office of Public Affairs at (703) 324-7329, or go to [www.fairfaxcounty.gov/publicaffairs/communityhomeowner-association-update](http://www.fairfaxcounty.gov/publicaffairs/communityhomeowner-association-update).



Fairfax County is committed to nondiscrimination on the basis of disability in all county programs, services and activities. Reasonable accommodations will be provided upon request. For information, call (703) 324-2865 for the Planning Commission, (703) 324-3151 for the Board of Supervisors, or TTY 711 (Virginia Relay Center).

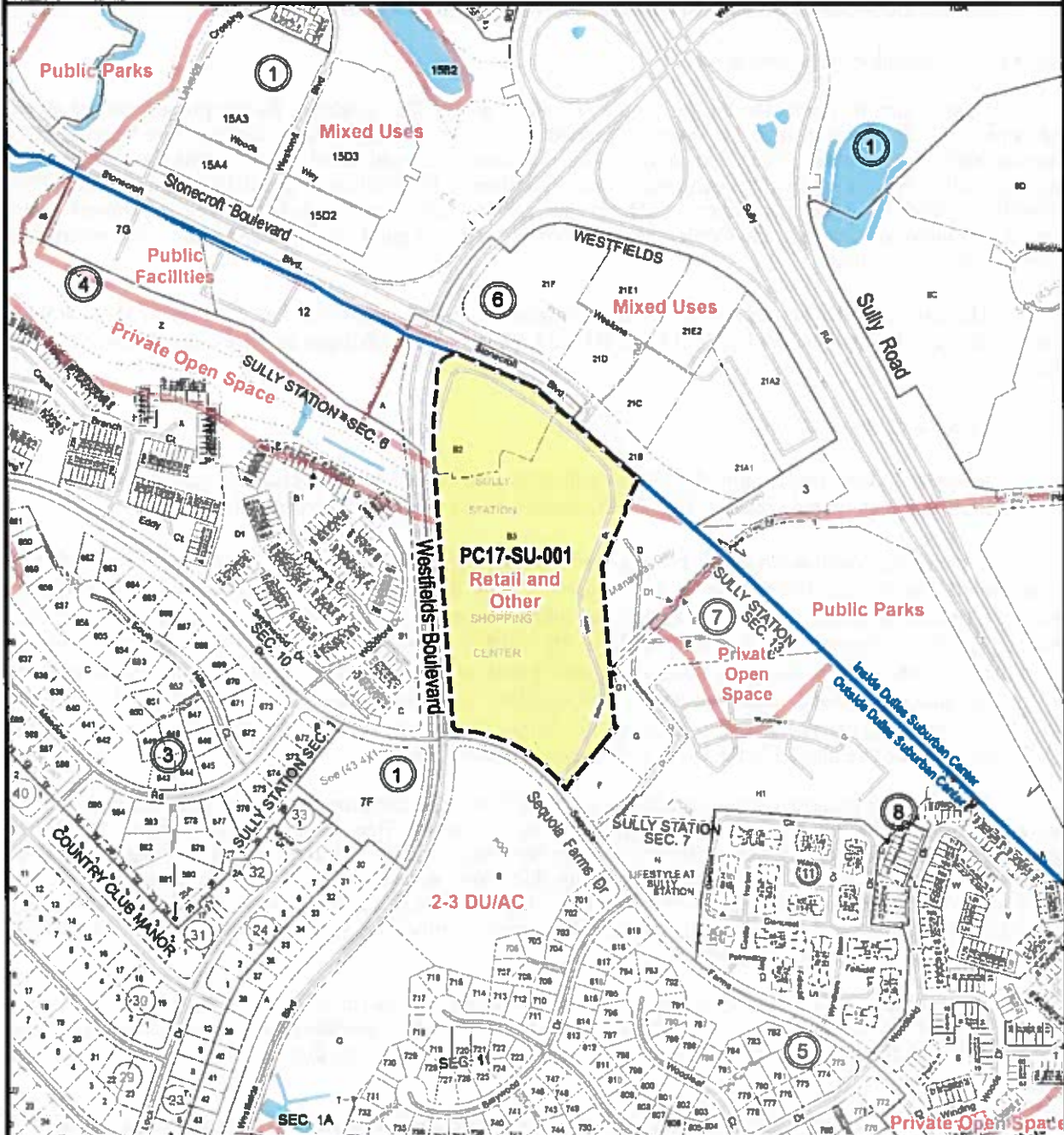
Department of Planning and Zoning  
Planning Division  
12055 Government Center Parkway, Suite 730  
Fairfax, Virginia 22035-5507  
Phone 703 324-1380  
FAX 703 653-9447  
[www.fairfaxcounty.gov/planning-zoning/](http://www.fairfaxcounty.gov/planning-zoning/)



# PC17-SU-001

## Sully Station Shopping Center

SITE-SPECIFIC PLAN AMENDMENT PROCESS  
NORTH COUNTY  
2017



**KEY**   PC17-SU-001   Baseline Plan Value

500 FEET

PREPARED BY THE DEPARTMENT OF PLANNING AND ZONING USING FAIRFAX COUNTY GIS  
MAP LAYERS CURRENT TO DECEMBER 2017

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