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**February 20, 2024**

**Board Matter**

**Authorization of Comprehensive Plan Amendment  
for 7426 Idylwood Road**

Members of the Board,

This motion is to direct staff to evaluate a potential change to the Comprehensive Plan guidance for property located at 7426 Idylwood Road and consisting of Tax Map Parcels 40-3 ((1)) 6, 7, 7A, and 9. St. Paul's Lutheran Church is located on Parcels 7A and 9; Parcels 6 and 7 are currently vacant. The Comprehensive Plan envisions residential development at 16-20 dwelling units per acre with consolidation of all four parcels. Additional Plan guidance speaks to the orientation of future development, integration with the slopes of the site, access locations, pedestrian amenities, compatibility with adjacent development, and clustered development. The Plan text expected that the full redevelopment that addresses these conditions would only be possible with the removal of the Church.

St. Paul's Lutheran Church has expressed interest in remaining at its present location and continuing its investment in the community with building additions to support its current and future needs. They have partnered with EYA on the potential redevelopment of the vacant portion of their property with single-family attached dwellings. A pre-application request was filed with the Department of Planning and Development in the summer of 2023 and staff has been working with the applicant to address preliminary staff comments, which included conformance with the Plan guidance, particularly related to integration with slopes and clustered development. Recognizing that the Church wishes to remain on site, and this impacts the available area for development and the design of the site, a Plan amendment for residential

development at a lower density, with suitable conditions related to site design, recognizing retention of the existing Church, is appropriate.

The addition of this Plan amendment to the work program was coordinated with staff. The proposal does not involve any new uses but instead is a reduction in intensity, and staff has indicated that the amendment can be accommodated in the context of the concurrent zoning cases without impacting the rest of the work program.

Therefore, I move that the Board of Supervisors direct staff to consider a Comprehensive Plan amendment to consider adding an option for medium-density residential development for Tax Map Parcels 40-3 ((1)) 6, 7, 7A, and 9, with suitable conditions related to site design recognizing retention of the existing Church. This Plan amendment should be processed concurrently with a rezoning and special permit amendment applications. This Plan amendment should be identified as a Tier 2 priority item on the Comprehensive Plan Amendment Work Program.

*This motion should not be construed as a favorable recommendation on future applications by the Board and does not relieve any applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. This action in no way prejudices the substantive review of future applications.*