

2019 South County Site-Specific Plan Amendment (SSPA) Process & Plan Amendment Work Program Updates

Item Type: Information

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Department of Planning and Zoning

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The South County Site-Specific
Plan Amendment (SSPA)
process will begin in
September!

SSPA Preparation Items:

- Endorsement of timeline and parameters of SSPA process, including change to eligibility criteria
- Update to the Plan Amendment Work Program

Background

Countywide/Policy Plan
Amendments

Areawide Planning Studies

**Comprehensive Plan Amendment
Work Program**

Site-Specific Plan Amendments
(North/South County Cycle)

Additional Board-authorized
Amendments

Site-Specific Plan Amendment (SSPA) Process

Adopted in June 2017

Four Year Cycle – North & South

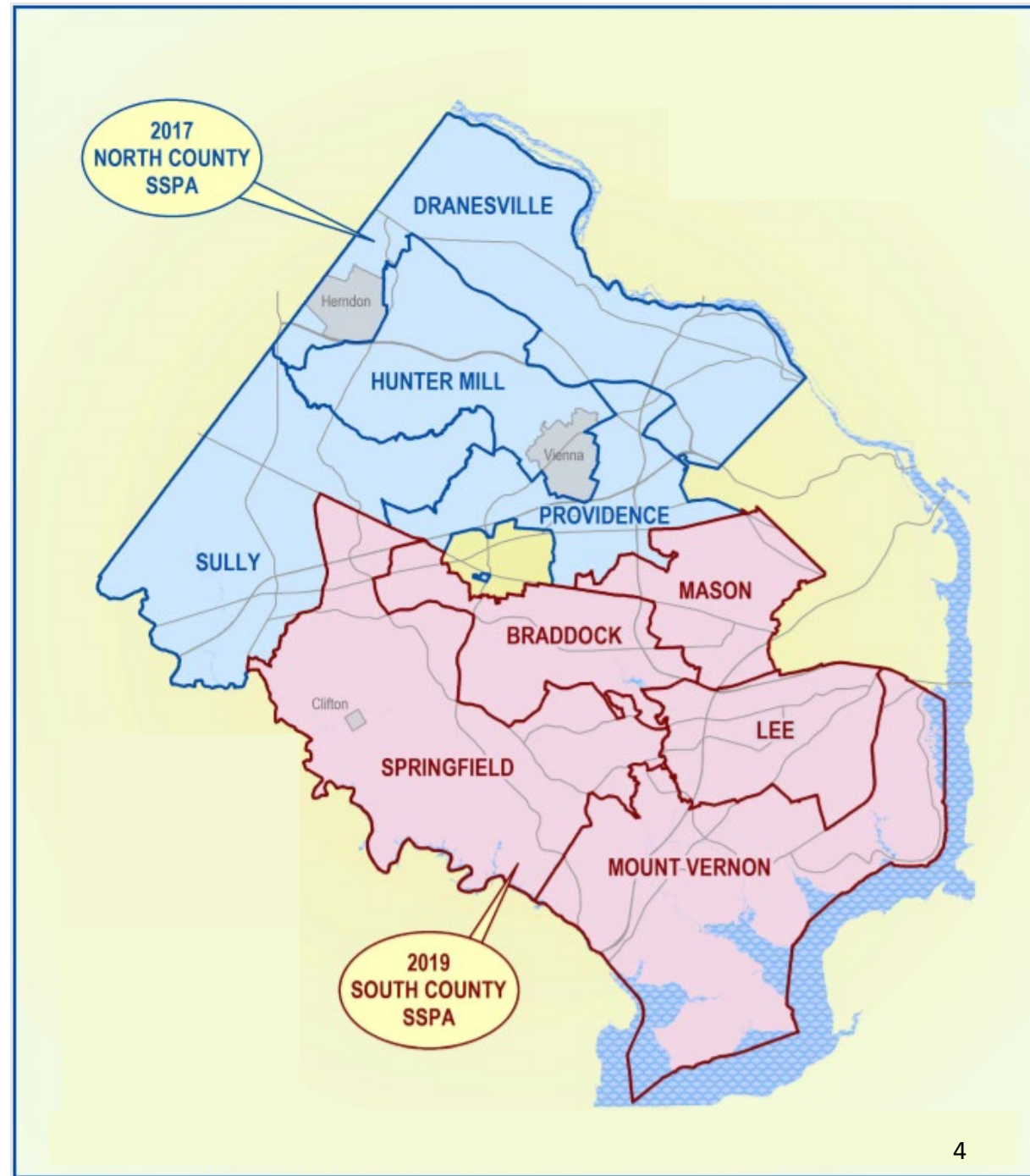
Allows anyone to nominate a land use
change to the Comprehensive Plan

Variety of Justification Reasons

Current Activity:

4 North County SSPA Nominations
remain underway

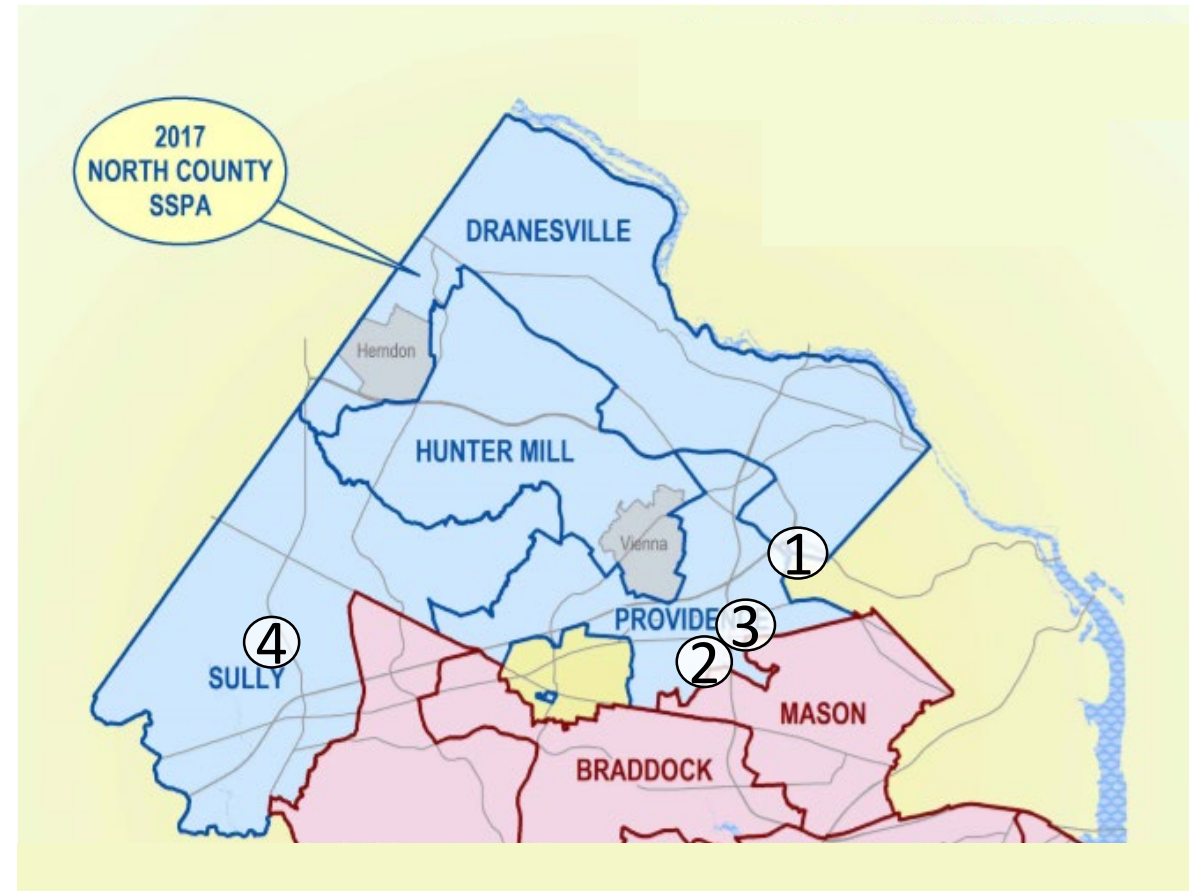
Preparation for South County SSPA



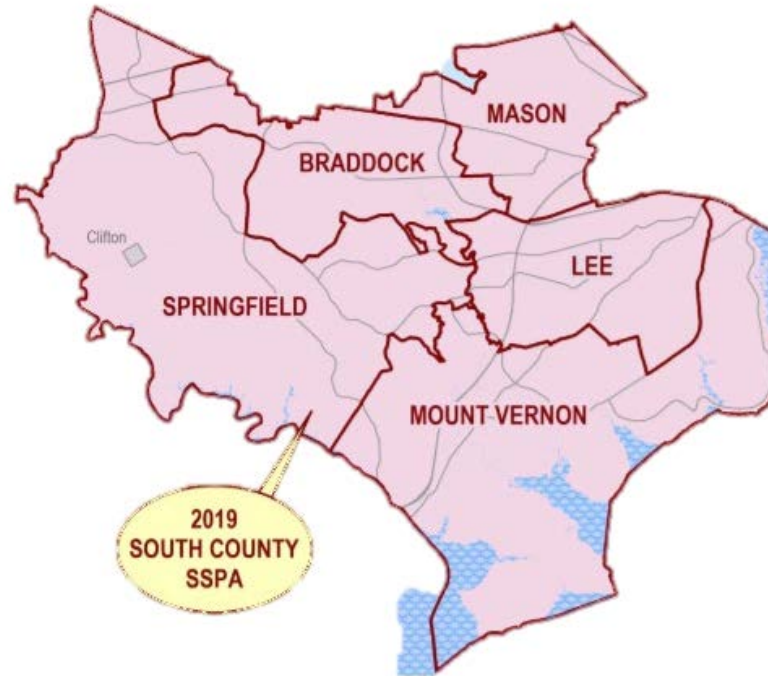
North County SSPA Current Activities

4 nominations added to work program as 3 Plan Amendments in July 2018

1. West Falls Church Transit Station Area (2018-I-1M)
2. Inova Center for Personalized Health (2018-I-1MS)
3. Fairview Park (2018-I-1MS)
4. Sully Station Shopping Center (2018-III-1BR)



South County SSPA Preparation



- Timeline
- Eligibility Criteria
- Plan Amendment Work Program Updates

South County SSPA Timeline

Staff recommends replicating North County SSPA timeline.

July – Dec 2019:
Education &
Nomination Period



January – July 2020:
Screening Period



Begin. August 2020:
Impact Analysis &
Detailed Review



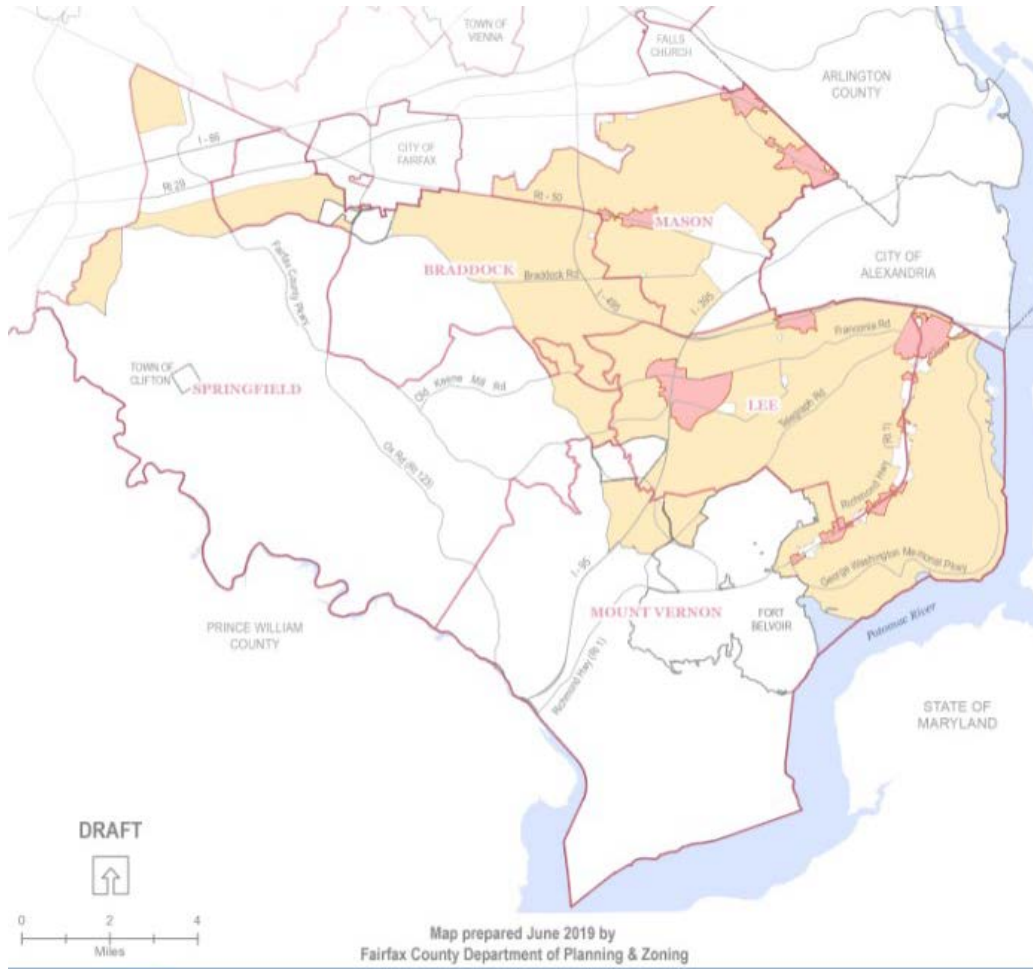
South County SSPA Eligibility Criteria

Staff recommends retaining 4 out of 5 Criteria from North County SSPA :

1. Land areas not subject of any pending Plan amendment or special studies;
2. Any land area not included in any Plan amendment that was adopted by the Board of Supervisors after September 3, 2015;
3. No Changes to the Policy Plan volume of the Comprehensive Plan;
4. No Amendments affecting countywide systems, such as the countywide transportation network, the countywide trails system, the Bicycle Master Plan, parks and public facilities; and,
5. **(Proposed to eliminate)** No residential nominations within Proffer Legislation Exempt Mixed-Use Small Areas.

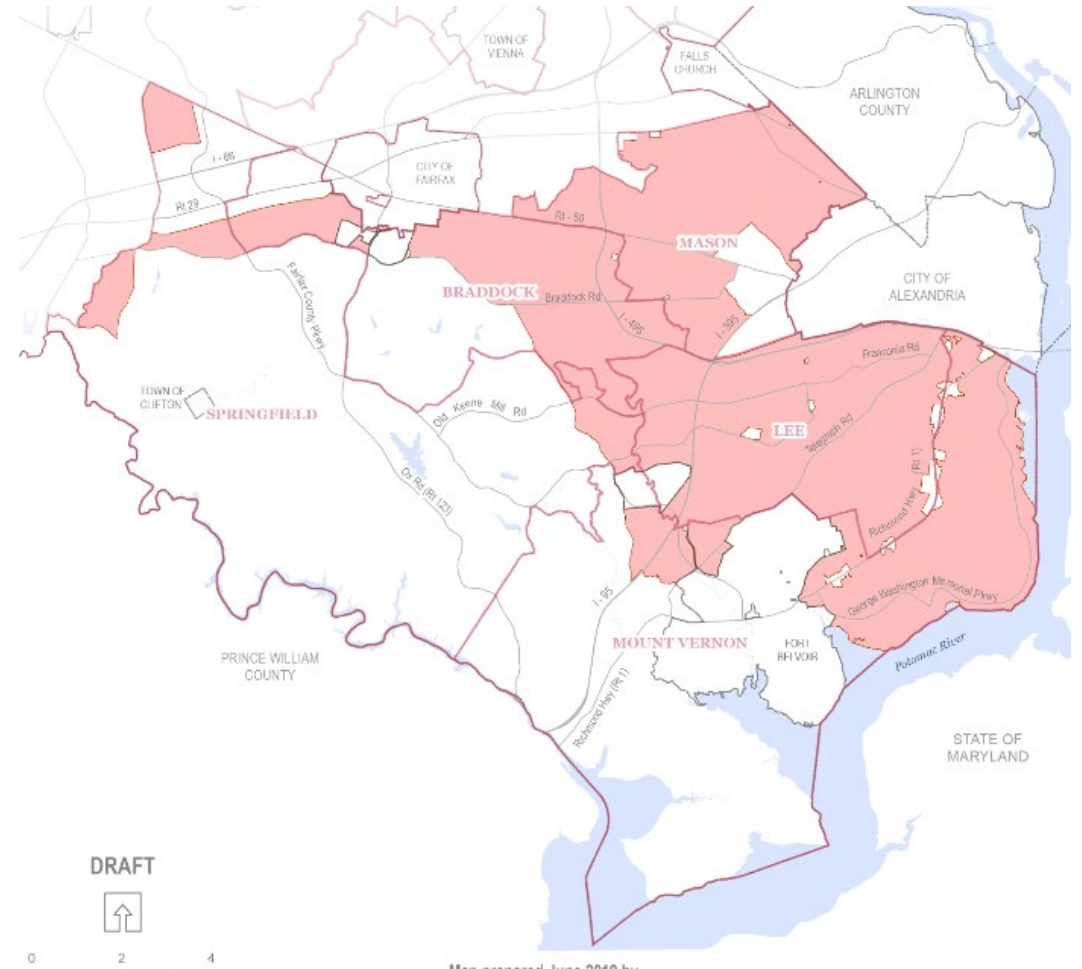
Proposed Revisions to SSPA Eligibility Criteria

Eligible Areas per **Current** Criteria



- Areas where all land use proposals will be accepted into the screening process.
- Areas where non-residential proposals will be accepted into the screening process.

Eligible Areas per **Proposed** Criteria



- Areas where all land use proposals will be accepted into the screening process.

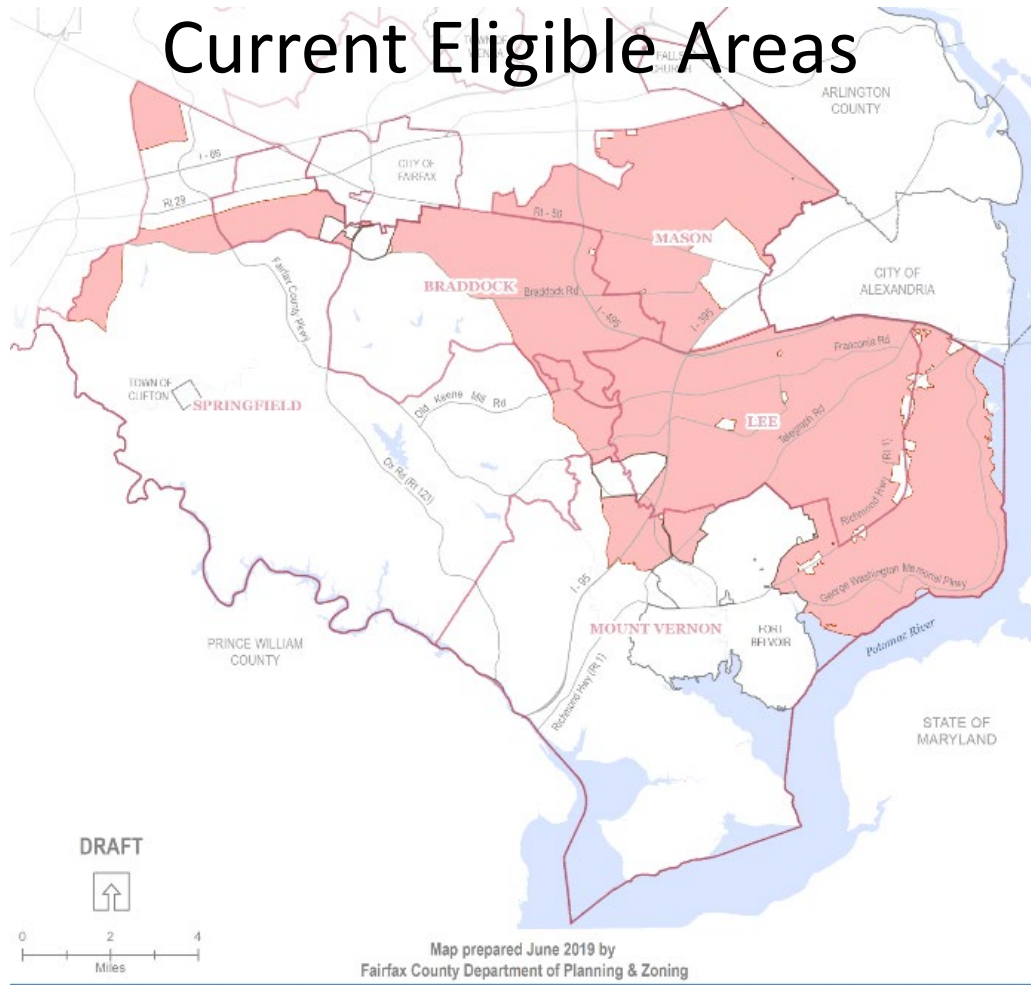
Plan Amendment Work Program Updates

Staff also recommends rescinding two amendments in South County

Comprehensive Plan Amendments		2017	2018				2019					
<i>PA Number</i>	<i>PA Name and Board Authorization Date</i>	4	1	2	3	4	1	2	3	4	1	
DSC-D1-2	Dulles Suburban Center - Jackson Property (7/9/2013)			●	—	—	—	—	—	—	●	
2013-I-L1(C)	Lincolnia Planning District - Phase III (7/9/2013)			●	—	—	—	—	—	—	●	
2015-IV-RH1	Topgolf Site, Kingstowne Area (10/20/2015)			●	—	—	—	—	—	—	●	
2017-CW-2CP	Green Building - Energy Policy Plan Update (6/20/2017)	●	—	—	—	—	—	—	—	—	●	
2018-IV-MV2	8800 Richmond Highway (3/6/2018)		<i>deferred indefinitely (10/25/18)</i>									
2018-II-M1	McLean CBC Study (4/10/2018)			●	—	—	—	—	—	—	●	
SSPA 2018-I-MS1	Merrifield SC - Inova / Exxon-Mobil & Fairview Park (7/31/2018)				●	—	—	—	—	—	●	
SSPA 2018-II-M1	West Falls Church Metro Station (7/31/2018)				●	—	—	—	—	—	●	
SSPA 2018-III-1BR	Sully Station Shopping Center (7/31/2018)				●	—	—	—	—	—	●	
2018-II-F2	One University (7/31/2018)				●	—	—	—	—	—	●	
2018-IV-S2	Terminal Road (7/31/2018)				●	—	—	—	—	—	●	
2018-IV-MV	North Gateway CBC Sub-units A1-A2-A3 (9/25/2018)					●	—	—	—	—	●	
2018-IV-T1	Huntington Avenue/Richmond Highway Interchange (9/25/2018)					●	—	—	—	—	●	
2018-IV-MV4	Hollin Hills Historic Overlay District (7/31/2018)			●	—	—	—	—	—	—	●	
2019-IV-RH1	Oakwood Road Senior Housing (1/22/2019)						●	—	—	—	●	
2013-IV-LP1	Lorton South-Rt 1 Suburban Center & Lower Potomac Planning District & Planning Sectors (7/9/2013)	<i>TBD</i>										
2018-CW-2CP	Natural Landscaping at County Facilities (11/18/2018)	<i>TBD</i>										
2019-III-FC1	Fair Oaks Mall (2/5/2019)	<i>TBD</i>										
2017-CW-4CP	Heritage Resources (Annual, as needed)	<i>TBD</i>										
2018-IV-MV3	Beacon/Groveton and Hybla Valley/Gum Springs Metrorail/BRT Influence (3/20/2018)	<i>TBD</i>										
2013-III-FC1(C)	Fairfax Center Area, Core Area - Phase III (12/6/2016)	<i>TBD</i>										
S11-CW-3CP(B)	Parks Comprehensive Plan Update (12/6/2011)	<i>TBD</i>										
2013-III-P1	Pohick Planning District & Planning Sectors (7/9/2013)	<i>TBD</i>										
2013-CW-5CP	Public Facilities Plan Map Amendment (7/9/2013)	<i>TBD</i>										
2013-CW-T4	Transportation - County Transit Network Study (7/9/2013)	<i>TBD</i>										
2013-CW-9CP	Coastal Resource Management/Tidal Shoreline Erosion Control (7/9/2013)	<i>TBD</i>										
	Public Schools Plan Map Amendment	<i>TBD</i>										

Proposed Revisions to the Plan Amendment Work Program

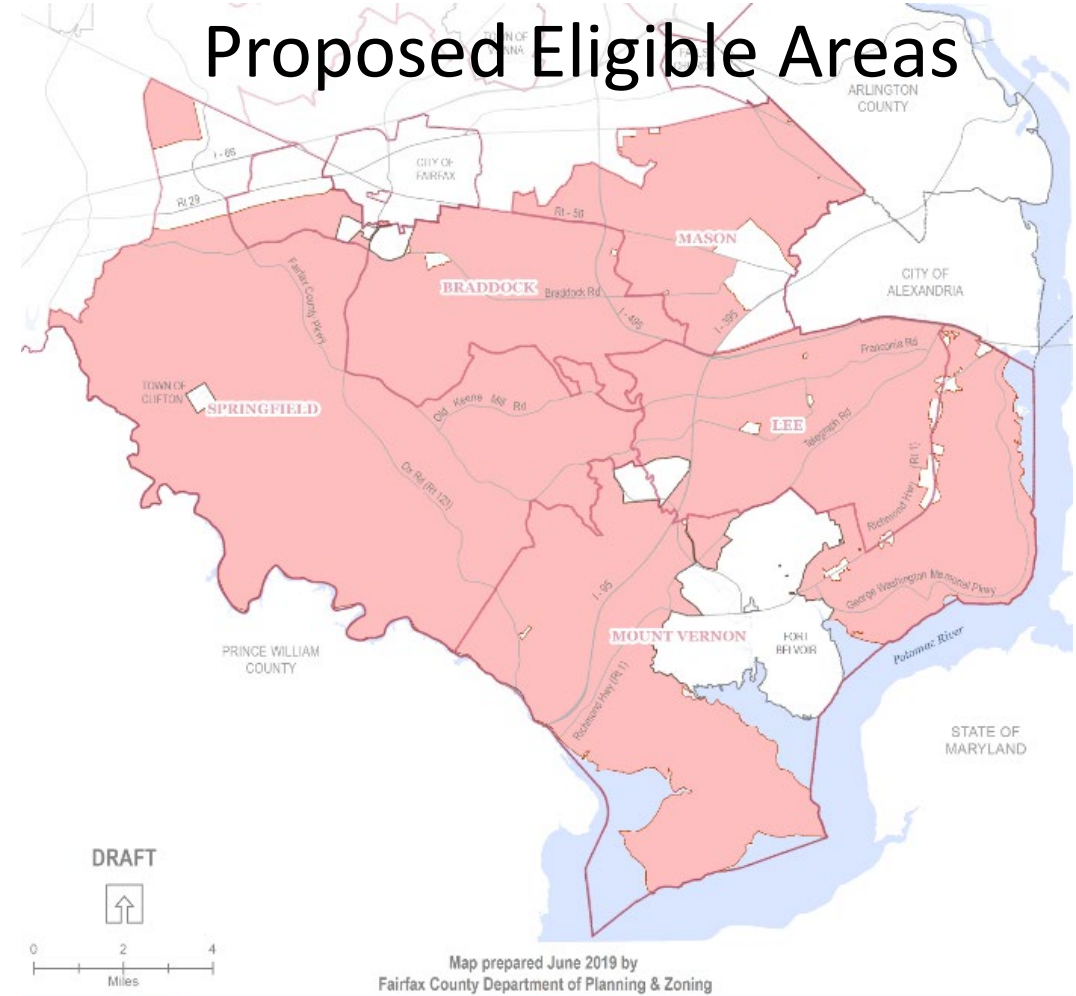
Current Eligible Areas



Areas where all land use proposals will be accepted into the screening process.

Lower Potomac and Pohick Planning Districts are ineligible.

Proposed Eligible Areas



Areas where all land use proposals will be accepted into the screening process.

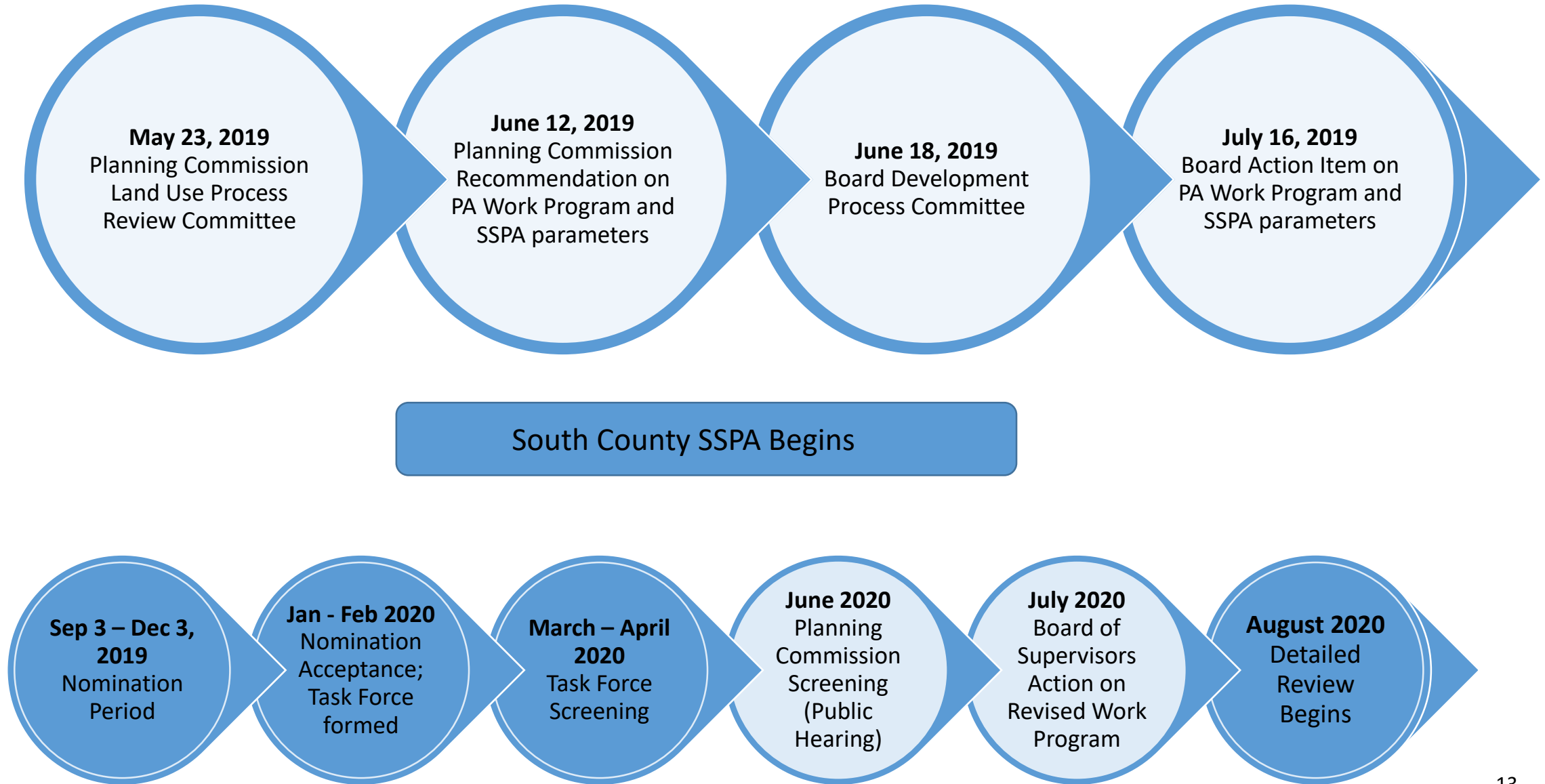
Lower Potomac and Pohick Planning Districts are eligible.

Staff Recommendation

A Board Action Item to be presented at the July 16, 2019 Board of Supervisor's meeting, on the following:

- Approve the proposed modifications to the Comprehensive Plan Work Program, to rescind:
 - PA 2013-IV-LP1 (Lower Potomac Planning District and Lorton South/Route 1 Suburban Center); and,
 - PA 2013-III-P1 (Pohick Planning District)
- Endorse the proposed parameters and schedule of the 2019-2020 South County Site-Specific Plan Amendment (SSPA) Process
 - Similar to North County except the elimination of the proffer legislation criterion

Timing and Next Steps

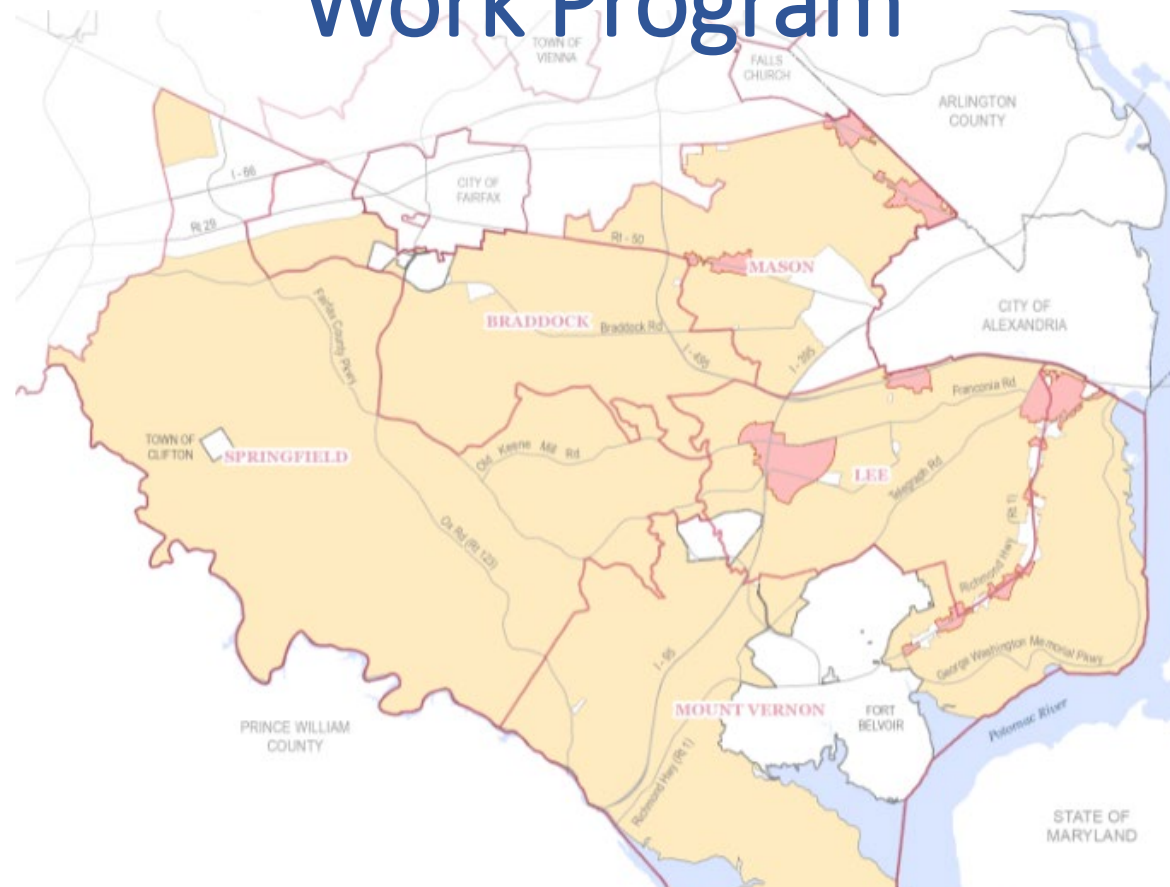


Thank you!



Appendix Slides

Eligibility Map with Current Criteria and Proposed Work Program





Eligible Areas per Current Criteria and Proposed Work Program

DRAFT



Map prepared June 2019 by
Fairfax County Department of Planning & Zoning

-  Areas where all land use proposals will be accepted into the screening process.
-  Areas where non-residential proposals will be accepted into the screening process.