

Posting Signs on Infill Lots

Development Process Committee

September 13, 2016

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Presentation and discussion of possible implementation of new Va. Code §15.2-961.2, to allow the County to post signs on private lots when an infill lot grading plan has been submitted for review.



Authorizing Language

Code of Virginia § 15.2-961.2.

Conservation of Trees; notice of infill lot grading plan.

An ordinance adopted pursuant to §15.2-961.1 may allow a locality to post signs on private property that is proposed to be redeveloped with one single-family home that notify the public that an infill lot grading plan is pending for review before the locality. The locality may not require the applicant to be responsible for such posting. The failure to post the property shall not be a ground for denial of such grading plan.

Construction Plan Submitted to Fairfax County for this property.

Submitted plans can be viewed at the Herrity Building. Contact 703.324.7470 for more information.

Applicable Plan Types

- Potential Plan Types
 - Infill Lot Grading (INF) Plans
 - **871 INF** plans last fiscal year
(including 1st & subsequent submissions)
 - Conservation (CON) Plans
 - **73 CON** plans in FY '16
(including 1st & subsequent submissions)
 - Rough Grading Plans (RGPs)
 - **78 RGPs** in FY '16
(including 1st & subsequent submissions)
- Target Review Times
 - 21 days for INF
 - 5 days for CON
 - 30 days for RGP
- Plan Types **NOT** Included
 - Building Permits with land disturbance less than 2,500 square feet
 - Residential Alteration Permits approximately 4,688 per year
 - Additions, Carriage Houses, Garages, Decks, Retaining Walls



FY2016 Plans By District

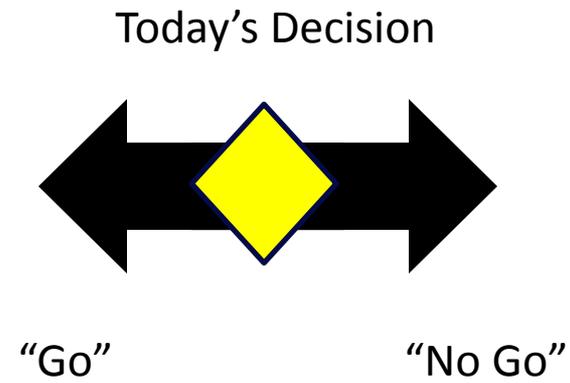
	Infill Lot Grading Plans (INF)	Conservation Plans (CON)	Rough Grading Plan (RGP)	Total
Dranesville	443	22	24	489
Sully	99	8	7	114
Mount Vernon	91	6	9	106
Springfield	62	12	11	85
Mason	67	7	6	80
Hunter Mill	39	2	5	46
Braddock	31	0	7	38
Lee	27	4	2	33
Providence	12	12	7	31
Total	871	73	78	1022

Numbers reflect total number of submissions during FY2016 (including 1st and subsequent submissions).



Considerations

- Raises awareness of the community of potential construction.
- Emphasizes an avenue for community input.
- ⚠ Will require additional resources to implement.
- ⚠ Potentially misleads community about the “By Right” process associated with infill single family home development.
- ⚠ Misses a large number of projects that can result in the loss of trees on single family home lots.



General Areas of Effort

Activity	Resource Need
Administrative Processing <i>(Identify Plans for Posting & Route Accordingly)</i>	Absorbed in existing resources
Sign Installation <i>(Miss Utility, Install the Sign, Tracking, Remove the Sign)</i>	New Staff Burden, Vehicle & Material
Make Plans Available to the Public <i>(In Person or via Internet)</i>	Increased Staff Burden
Field Advisory Comments & Respond	Increased Staff Burden

Annually, the County receives approximately 1022 applicable plans (INF, CON & RGP) including resubmissions.



Fiscal Impact - Administrative Processing

- Absorbed in Existing Resources
 - Identify individual plans required for posting.
 - Route to sign administrative staff
 - Address any policy or process changes (i.e., owner submits a form acknowledging County permission to post the property)



Fiscal Impact – Sign Installation

- New Fiscal Burdens – Assumed as...
 - 1.0 FTE - Engineering Tech I (Grade 16) to install approximately 1,000 signs per year
 - Equipment
 - Vehicle with Gas (\$40,000 for six years = \$25,000 Capital & 1 fill-up per week)
 - Tools \$500
 - Computer \$2,600
 - iPhone with wifi (\$50/month)
 - Sign materials...

Sign Types

	 Paper Sign	 Yard Sign	 A-Frame Sign	 Real Estate Frame & Sign
Service Life	Disposable	Disposable	Reusable	Reusable
	Super Light Duty	Light Duty	Medium Duty	Heavy Duty
Storage & Transportation Obligation	Negligible	Light	Heavy	Heavy
Miss Utility	No	No	No	Yes
Per Sign Material Cost	\$1	\$10	Initial Cost \$50 Need 350 in circulation	Initial Cost \$50 Need 350 in circulation
Contracted Materials/Installation	\$30 (Estimate)	\$45 (Vendor Quote)	\$60 - \$80 (Estimate)	\$80 to \$100 (Estimate)
Storage Obligation	Negligible	Minor	Substantial	Substantial
Other Notes	Questionable Installations		Risk Management Concerns	Risk Management Concerns



Fiscal Impact – Facilitating Plan Availability for Public

- Additional Fiscal Burdens – Assumed as...
 - 0.5 FTE - Engineering Tech III (Grade 21) to upload 1,000 plans per year to internet for accessibility
 - Equipment
 - Computer \$1,500
 - Web Content Storage \$5,000
-
- *If sign installation is accomplished by contract, this position would also be burdened with contract administration add 0.25 FTE.*

- Additional Fiscal Burdens – Assumed as...
 - 1.0 FTE - Engineer III (Grade 27) to:
 - Respond to inquiries (phone calls – “Hey, I just saw a sign and wondered...”)
 - Point folks to electronic plans, explain process and where submit comments.
 - Receive and respond to advisory comments.
 - Burdened assumed to be 2 hour per plan for 1,000 plans per year requires 1.0 FTE (some plans will not receive any inquiries or comments – others will receive lots of both)
 - Equipment
 - Computer \$1,500

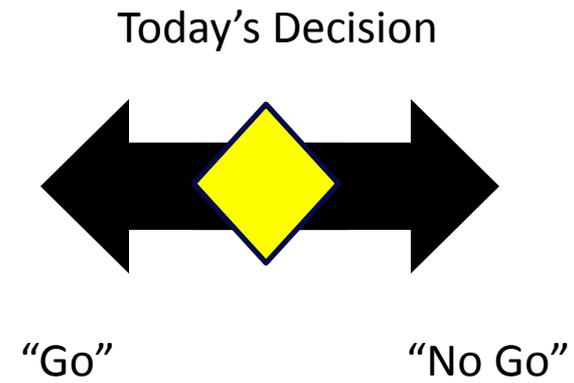
Tally of Fiscal Impacts

	Unit Cost	Unit	Annual Burden In-House	Annual Burden Partial Contract
Administrative Processing				
Plan Processing/Routing			0	0
Sign Installation				
Engineering Tech 1 (1.0 FTE)	\$ 76,727	per year	\$ 76,727	
Vehicle & Gas	\$ 40,000	per 6 years	\$ 6,667	
Tools (e.g., hammer, stapler)	\$ 500	per year	\$ 500	
Computer (Laptop)	\$ 2,600	per 4 years	\$ 650	
Iphone	\$ 50	per month	\$ 600	
Sign Materials (Yard Sign)	\$ 10	1000 per year	\$ 10,000	
Contract Sign Installation	\$ 45	1000 per year		\$ 45,000
Engineering Tech 3 (0.25 FTE)	\$ 24,204	per year		\$ 24,204
Facilitating Plan Availability for Public				
Engineering Tech 3 (0.5 FTE)	\$ 48,409	per year	\$ 48,409	\$ 48,409
Computer	\$ 1,500	per 4 years	\$ 375	\$ 375
Web Content Storage				
Fielding Inquiries and Advisory Comments				
Engineer 3 (1.0 FTE)	\$ 128,429	per year	\$ 128,429	\$ 128,429
Computer	\$ 1,500	per 4 years	\$ 375	\$ 375
Total			\$ 272,732	\$ 246,793



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- “Go” =
 - Staff will draft proposed ordinance language
 - Staff will include fiscal impacts
 - Should Staff return to DPC or go straight to Board?
- “No Go” =
 - Call it a day with this initiative for the moment.



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