2011-2012
AREA PLANS REVIEW RETROSPECTIVE
COMMUNITY MEETING

Fairfax County Department of Planning and Zoning
http://www.fairfaxcounty.gov/dpz/apr/retrospective.htm
Agenda

- What is the Comprehensive Plan and why is it important to you?
- What is APR and an APR Retrospective?
- What have we learned already
- Community Feedback and Questions
The Comprehensive Plan

- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county

- Role: A GUIDE for decision-making about the County’s land use
  - Promote public health, safety and welfare
  - Manage growth, change and renewal of community
  - Ensure a continued high quality of life for residents
  - Balance diverse community goals

- Scope: Anticipate change over the next 20-30 years
The Comprehensive Plan

- GENERAL LAND USE GUIDANCE
  - Residential
  - Industrial
  - Mixed Use
  - Retail
  - Institutional
  - Public Open Space
  - Office
  - Parks
The Concept for Future Development and Land Classification System

- General guidance for land use recommendations in the Comprehensive Plan
- Shows general location and character of future land uses
  - Urban Center (Tysons)
  - Development Centers
  - Suburban Neighborhoods
  - Low Density Residential Areas
Planning is different from Zoning

The Plan gives general guidance about the long-term vision of an area.

The Zoning Ordinance is a tool to implement the Comprehensive Plan.
Why does this matter to me?
Area Plans Review:

- Primary means to amend the Plan
- Cyclical
- North and South County
- Other means to amend the Plan:
  - BOS-authorized Plan Amendment
  - Policy Plan Amendments
Area Plans Review Process:

1. Nomination Submission
2. Staff and Task Force Review and Recommendations
3. Planning Commission Public Hearing
4. Board of Supervisors Public Hearing
APR Retrospective

APR Retrospective Survey

Community Meetings

Research & Resource Development

Preliminary Recommendations

Community Meetings

Final Recommendations

PC & BOS Consideration

IMPLEMENTATION
APR Survey

- March-April 2011
- 130 Complete Responses, 90 Partial Responses
- Targeted towards APR stakeholders
- Responses from all magisterial districts
- Most respondents familiar with land use process
What do we know already?

**APR Retrospective Survey Results:**
- Information on website and notification beneficial
- Timing is tight
- Level of analysis helpful to task force
- Need for more holistic review of areas
- Special studies and APR process have different results

WHAT DO YOU THINK?
Food for thought:

- Who should be allowed to submit nominations? When should nominations be submitted?
- Should nominations be screened before review begins?
- Was there enough time for review of each of the nominations?
- What do you think about changing nominations during the review process?
- How did you access information (nominations, staff reports, schedules)?
- What did you think about the level of community participation in the process?
Additional Thoughts

☐ Submit comments at:
www.fairfaxcounty.gov/dpz/apr/retrospective.htm

☐ Send an email to:
DPZAPRretrospective@fairfaxcounty.gov

☐ Call our office: (703)324-1380

☐ Write to:
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