

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

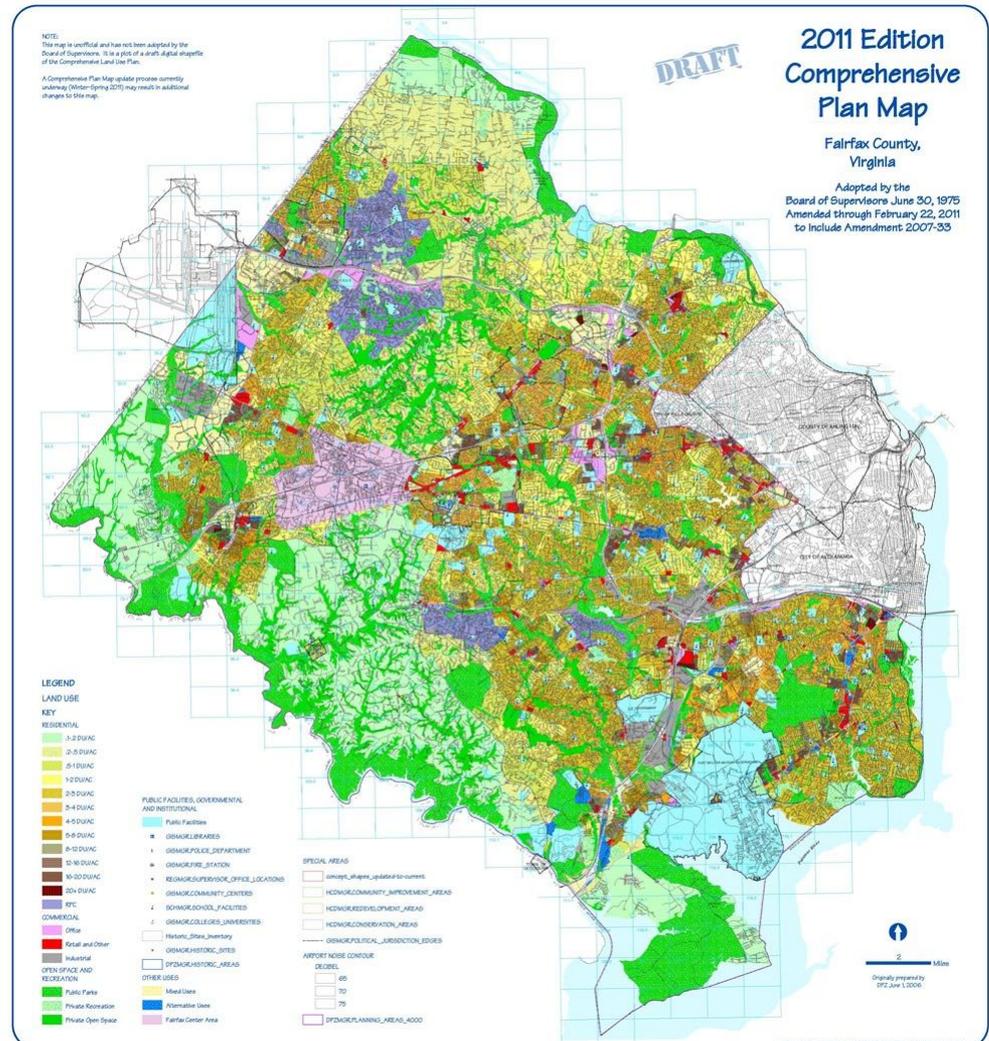
The Comprehensive Plan

- 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

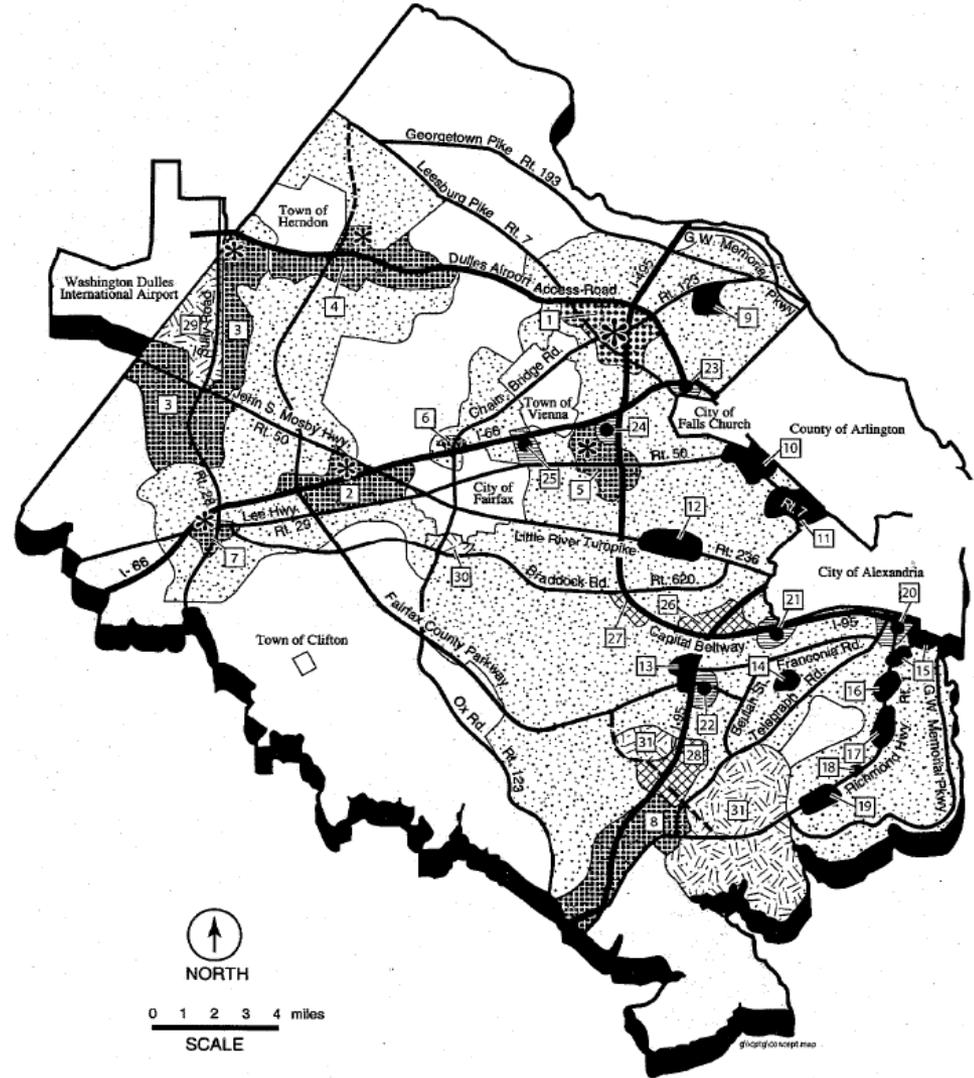
□ GENERAL LAND USE GUIDANCE

- ✓ Residential
- ✓ Industrial
- ✓ Mixed Use
- ✓ Retail
- ✓ Institutional
- ✓ Public Open Space
- ✓ Office
- ✓ Parks



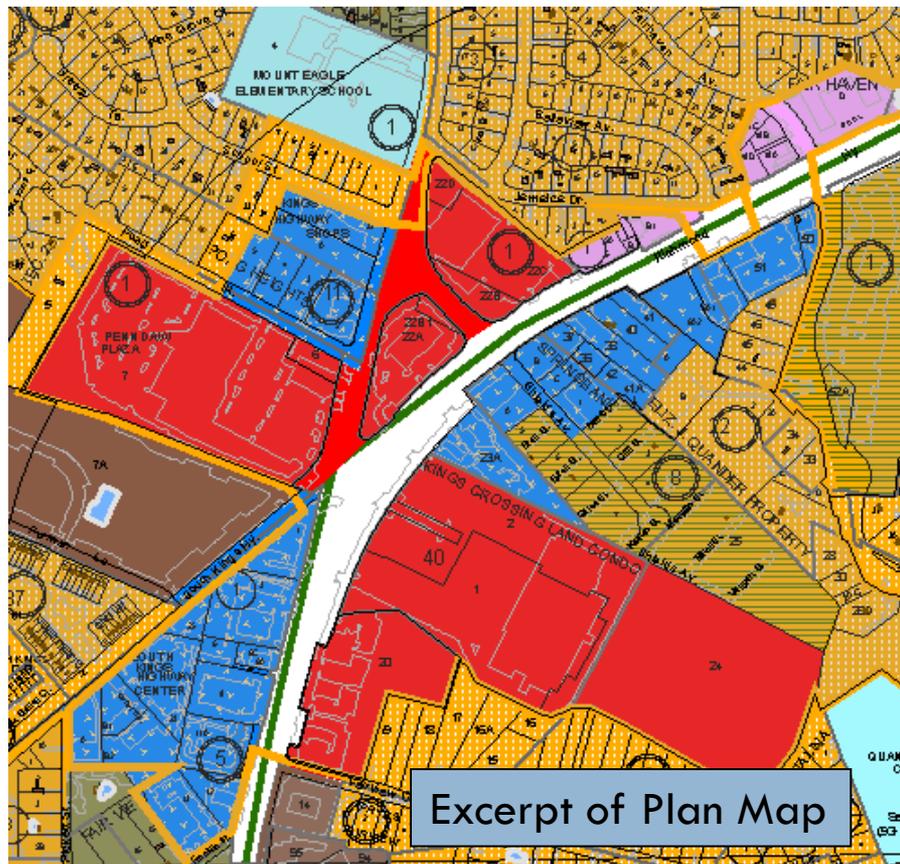
The Concept for Future Development and Land Classification System

- ✓ 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

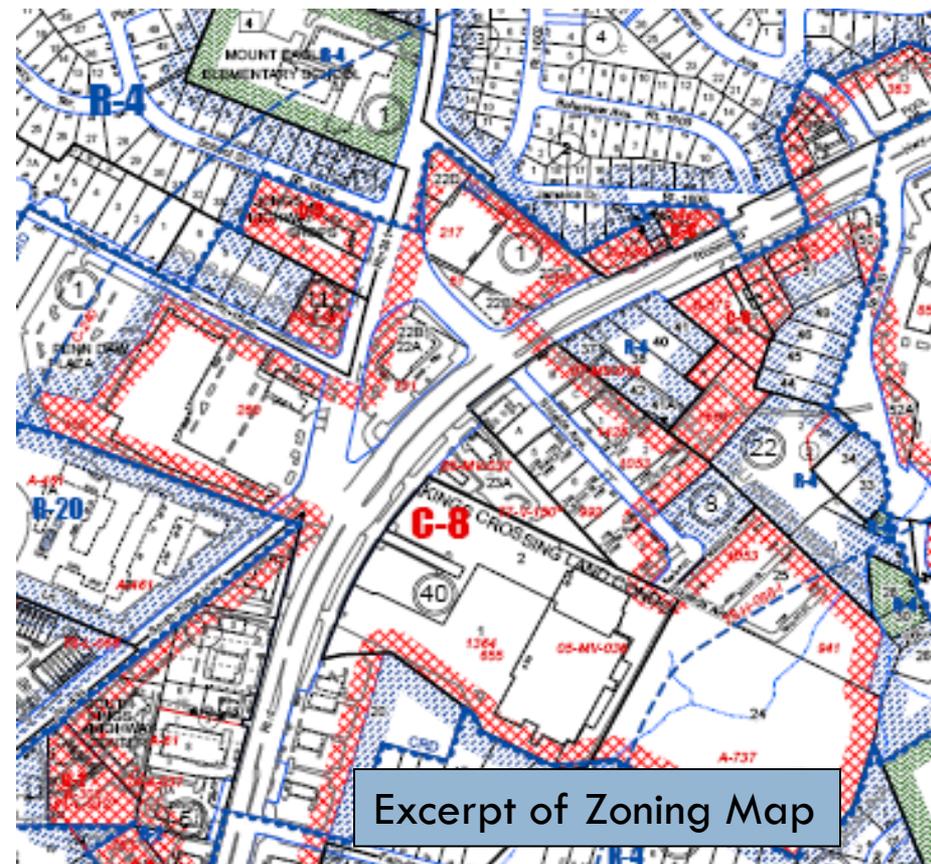


Planning is different from Zoning

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



The Zoning Ordinance is a tool to implement the Comprehensive Plan

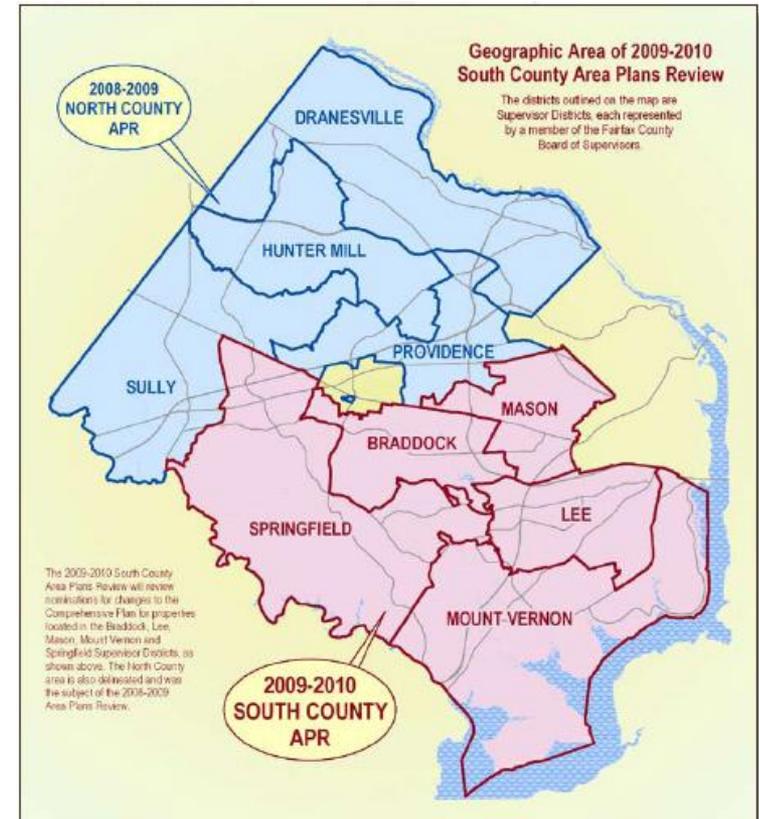


Why does this matter to me?



Area Plans Review:

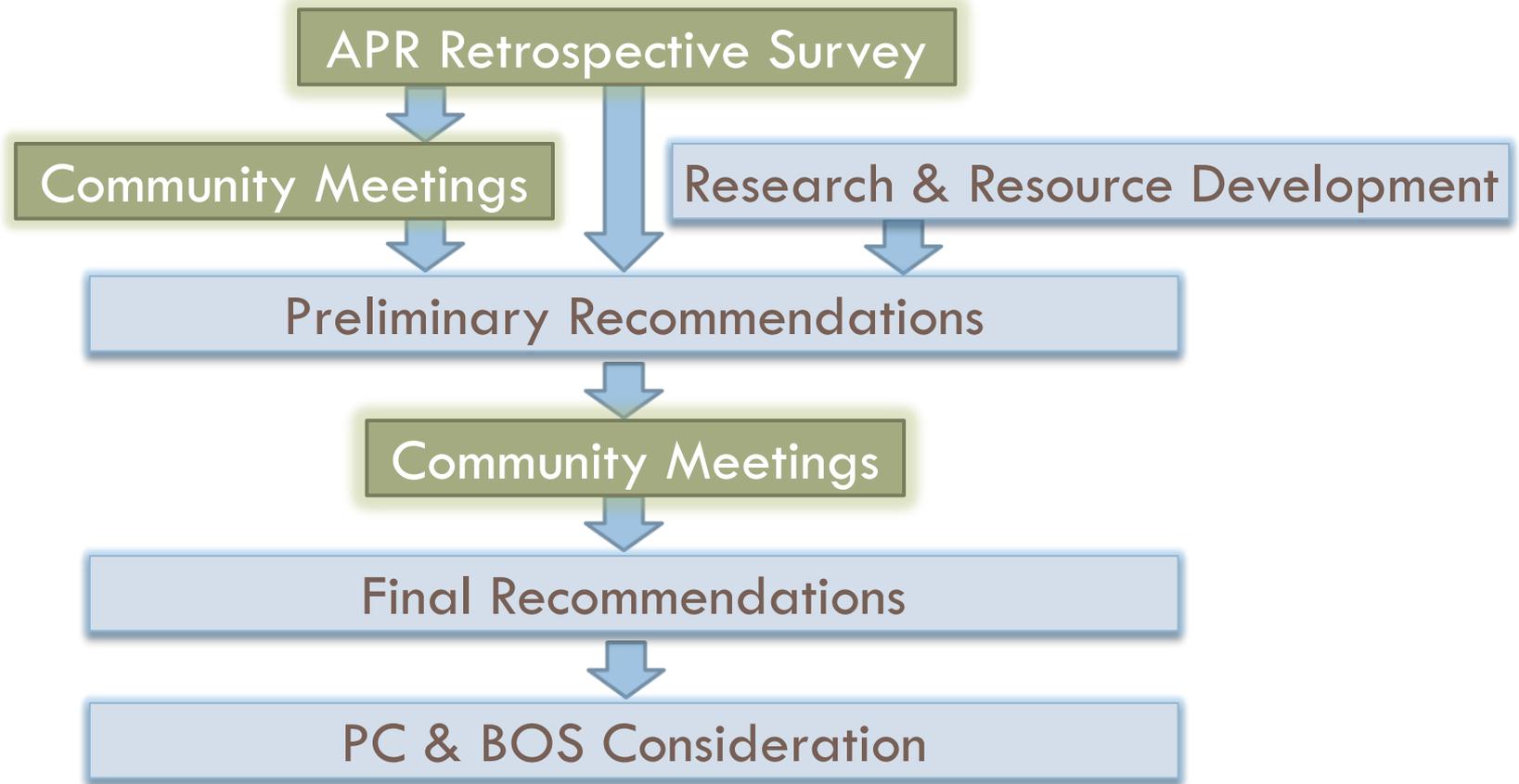
- Primary means to amend the Plan
- Cyclical
- North and South County
- Other means to amend the Plan:
 - BOS-authorized Plan Amendment
 - Policy Plan Amendments



Area Plans Review Process:



APR Retrospective



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?

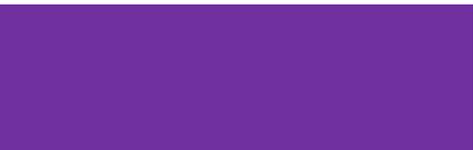
APR Retrospective Survey Results:

- 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

<http://www.fairfaxcounty.gov/dpz/apr/>



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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