



Reston Land Use College

Orientation Session
July 28, 2009

Welcome



- **Heidi Merkel**
Planning Division,
Department of Planning and Zoning (DPZ)

Reston Land Use College



■ Tonight's Meeting

- Land Use College Overview
- Key Planning Terms
- Legal Basis for Land Use Planning and Zoning in Virginia
- Overview of Plan Review Process for Reston

Reston Land Use College



- **What is the Reston Land Use College?**
 - Four session seminar
 - Topics related to planning for future development in Reston

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- **Why have a Land Use College in Reston?**
 - Prepare for series of community discussions about future development in Reston
 - Share information about planning and zoning in Reston

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- **Why have the Land Use College now?**
 - County staff beginning review of what recommendations should guide future development in Reston
 - Review will include discussions about the Reston Master Plan

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■ What will we learn about in the Land Use College?

- The Fairfax County Comprehensive Plan and the tools to implement the Plan
- What the Reston Master Plan is and how it relates to land use planning and zoning in Reston
- Reston zoning

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■ When will the sessions be?

Orientation Session: July 28, 2009

Subsequent Sessions:

(Tuesday evenings)

■ September 15, 2009

■ September 22, 2009

■ September 29, 2009

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- **When will the discussions about future development take place?**
 - The first discussion meetings will take place this fall
 - Discussions about specific areas within Reston will begin in early 2010

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- **Do I have to attend all four sessions to participate in the future discussions?**
 - Discussions will occur in a series of public meetings, open to everyone
 - Land Use College information to make it easier to offer constructive input to discussions

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■ Key Planning and Zoning Terms

□ Handouts

■ Common Acronyms

■ Glossary of Planning Terms

□ Common definitions of terms

□ Definitions specific to Fairfax County

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Key Terms



■ What is the Comprehensive Plan?

- Guide as to what is appropriate development for different areas of jurisdiction
- “Comprehensive” because it addresses multiple elements in addition to land use

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Key Terms



■ What is the Comprehensive Plan?

- In Fairfax County, Plan addresses:
 - ◆ Transportation
 - ◆ Housing
 - ◆ Environment
 - ◆ Trails
 - ◆ Heritage Resources
 - ◆ Public Facilities
 - ◆ Parks and Recreation

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Key Terms



■ What is the Comprehensive Plan?

- Fairfax County Plan consists of:
 - Policy Plan volume
 - Area Plan volumes
 - Three maps
 - Comprehensive Plan Map
 - Transportation Plan Map
 - Trails Plan Map

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Key Terms



■ What is the Zoning Ordinance?

- Legal document that contains regulations for use of land
- One of several tools to implement the Comprehensive Plan

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Key Terms



■ What is the Zoning Ordinance?

- Ordinance includes regulations regarding:
 - Acceptable uses
 - Density of uses
 - Building heights
 - Building location on parcel (e.g. setbacks)
 - Parking

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Key Terms



■ What is the Planning Commission?

- Committee of citizens appointed by Board of Supervisors
- 12 members
 - 9 appointed to represent a specific Supervisor District
 - 3 appointed by Board Chairman as at-large representatives
- In Virginia, required by State Statute

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Key Terms



- **What does the Planning Commission do?**
 - Provide the Board of Supervisors with recommendations on land use issues
 - Ensure orderly, balanced and equitable growth

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Key Terms



■ What are Proffers?

- Written conditions on a zoning action
 - Offered by property owner to address impact of proposed development
- Proffers are negotiated by County Zoning staff
- Frequently used to advance policies stated in Policy Plan
 - Example – Workforce Housing

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Key Terms



■ What are Proffers?

- Once accepted by the Board of Supervisors, proffers become legally binding for the property

- Proffers may be modified
 - Requires an application process similar to that required of a rezoning application

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Key Terms



■ Additional resources:

Fairfax County Comprehensive Plan Glossary

<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/glossary/>

Citizen Planner Glossary

<http://cponline.msu.edu/resources/Glossary.php?glossary>

Center for Transportation Excellence Glossary

<http://www.cfte.org/glossary/glossarypage.asp?Letter=A>

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- **Legal Basis for Land Use Planning and Zoning in Virginia**

- Karen Harwood,
former Deputy Fairfax County
Attorney

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- **Roles in land use decision process**
 - **General Assembly**
 - Establishes powers local governments have in managing use of land

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- **Roles in land use decision process**
 - **Fairfax County Board of Supervisors (BOS)**
 - Sets local land use policies
 - Makes decisions on land use issues
 - Changes to the Comprehensive Plan
 - Changes to Zoning of a property
 - Development Proposals

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- **Roles in land use decision process**
 - **Fairfax County Planning Commission (PC)**
 - Makes recommendations to BOS on land use issues
 - PC members work with County staff and applicants to achieve County policies adopted by BOS

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- **Roles in land use decision process**
 - **Reston Planning and Zoning Committee (P&Z)**
 - Makes recommendations on land use issues in Reston to the Planning Commission

Plan Review Process in Reston

■ Reston Master Plan Special Study

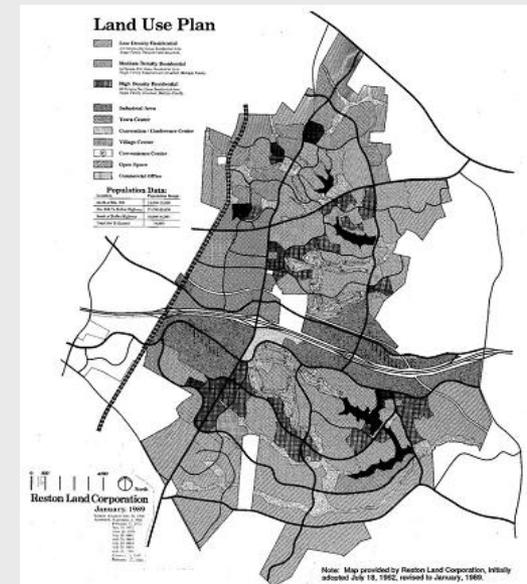
- First Step: Focus Groups with Reston Community Groups (summer 2009)
- Second Step: Staff Recommendation on study process (October 2009)
 - Summary of Recommendation and Focus Group comments on study website -

http://www.fairfaxcounty.gov/dpz/projects/Staff_Recomm_w_App_1.pdf

Reston Master Plan Special Study

■ Special Study Process

- Four phases
- Community input into all four phases



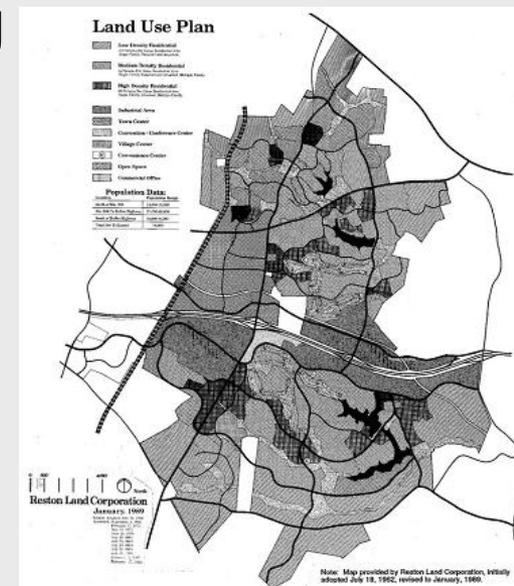
Reston Master Plan Special Study



■ Special Study Process

□ 1st phase:

- Land Use College
- Staff collect data about Existing Land Use and Transportation Conditions in study area
- June to September 2009



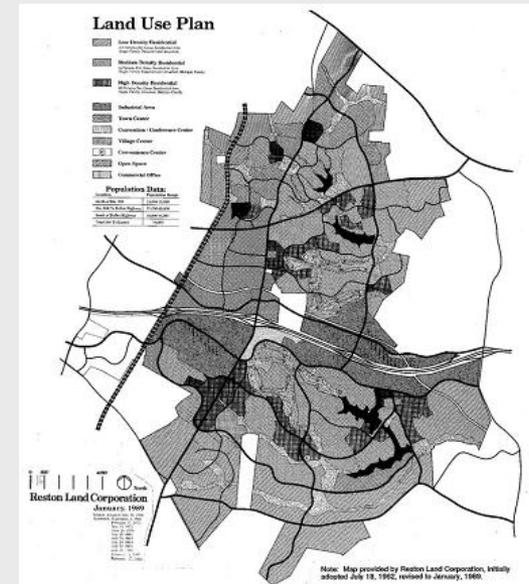
Reston Master Plan Special Study



■ Special Study Process

□ 2nd phase:

- Discussion of general guidelines for development in Reston
- Review of recommendations for Dulles Corridor/Town Center
- Begin Fall 2009



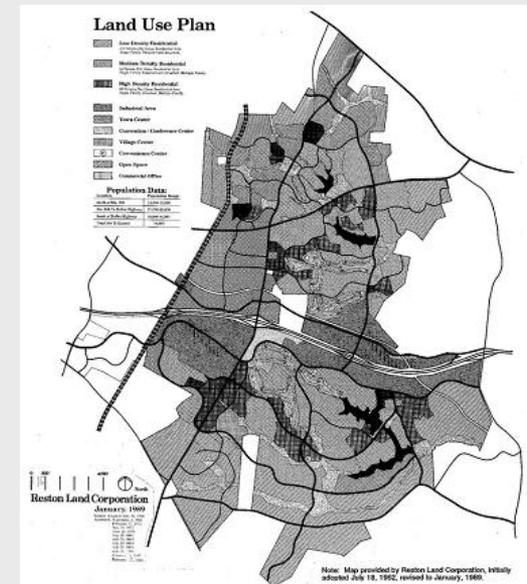
Reston Master Plan Special Study



■ Special Study Process

□ 3rd phase:

- Discussion about plan recommendations to protect Residential Neighborhoods
- Begin end of 2010



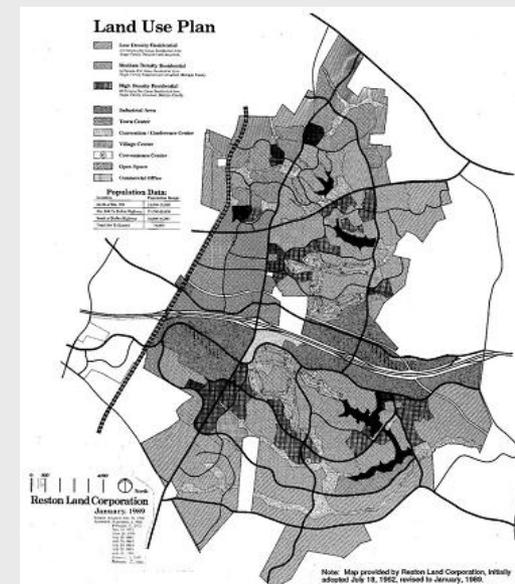
Reston Master Plan Special Study



■ Special Study Process

□ 4th phase:

- Discussion about plan recommendations for Village Centers
- Begin after conclusion of 3rd phase



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■ Questions

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■ Land Use College Materials on the Web

- Reston Master Plan Special Study Webpage
www.fairfaxcounty.gov/dpz/projects/reston.htm