



Department
of Planning
and Zoning



Basic Training

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Changing the Comprehensive Plan

Ways to amend the Plan:

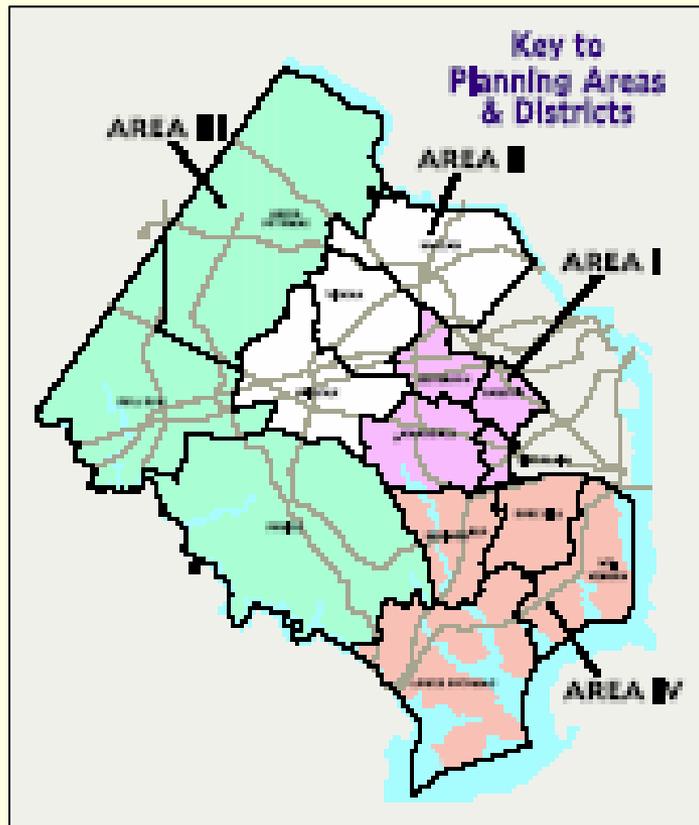
- Area Plan Review (APR)
 - Open Nominations Process

- Board Authorized Plan Amendment
 - Special Study
 - Policy Plan Amendments
 - Site Specific Amendment

Components of the Plan

- Plan Text
 - Policy Plan
 - Area Plans: Areas I, II, III, IV
 - Planning Districts
 - Special Areas
(Including Community Business Centers & Suburban Centers)
- Comprehensive Plan Land Use Map
- Other Maps: Transportation, Trails

Fairfax County Planning Areas & Districts



Purpose of the Area Plans Review (APR) Process

The Planning Commission's Process

- To consider amendments to the County's Comprehensive Plan
- To comply with the Code of Virginia that requires review of the Plan at least once every 5 years
- To create an opportunity for citizen participation in the planning process

APR Guide

Citizen's Guide to the 2005-2006 South County Area Plans Review (APR)

A map of South County, Virginia, showing various areas and roads. The map is divided into several regions, each labeled with a name and a road number. The regions are: DRANESVILLE (RT 7), HUNTER MILL, PROVIDENCE (City of Fairfax), MASON, BRADDOCK, LEE, SPRINGFIELD (RT 123), SULLY (RT 29), and MOUNT VERNON. Major roads shown include I-66, I-95, RT 50, RT 123, and FX CO PKY. Two callout boxes are present: one for '2004-2005 NORTH COUNTY APR' pointing to the northern part of the map, and another for '2005-2006 SOUTH COUNTY APR' pointing to the southern part of the map.

Guide to the 2008 BRAC Area Plans Review

An aerial photograph of a city, likely Fairfax, Virginia, showing a dense urban area with a grid street pattern, numerous buildings, and green spaces. The image is partially overlaid by a dark green circular graphic element.

Fairfax County, VA
The Planning Commission
The Department of Planning & Zoning
January 2008

Nomination Form

APR
Area Plans Review

2008
BRAC
NOMINATION FORM

TYPE OR PRINT RESPONSES IN BLACK INK
Incomplete forms will not be accepted for review and will be returned to the nominator. Staff reserves the right to correct errors in street address, tax map number, acreage or current Plan designation. Be sure to attach required map and original certified mail receipts as proof of property owner notification.

PART 1. NOMINATOR/AGENT INFORMATION

Name: _____ Daytime Phone: _____
Address: _____
Nominator E-mail Address: _____
Signature of Nominator (NOTE: There can be only one nominator per nomination): _____
Signature of Owner(s) if applicable: (NOTE: Attach an additional sheet if necessary. Each owner of a nominated parcel must either sign the nomination or be sent a certified letter.) _____
Anyone signing on behalf of a business entity must state the relationship to that organization below or on an attached page. _____

PART 2. GENERAL INFORMATION

Check appropriate supervisor district: Lee Mount Vernon
Total number of parcels nominated: _____
Total aggregate size of all nominated parcels (in acres and square feet): _____ acres _____ square feet
Is the nomination a Neighborhood Consolidation Proposal? Yes No
Are the parcels within the Approved Sewer Service Area? Yes No

PART 3: PROPERTY INFORMATION – Attach either the Property Information Table found at the end of this application form or a separate 8½ x 11 page (landscape format) identifying all the nominated parcels utilizing the format as shown in the Table found at the end of this application. All subject property owners must be sent written notice of the nomination by certified mail unless their signature(s) appears in Part 1 (above).
IMPORTANT NOTE: Any nomination submitted without originals or copies of all the postmarked certified mail receipt(s) and copies of each notification letter and map will not be accepted.

PART 4: CURRENT AND PROPOSED COMPREHENSIVE PLAN AND ZONING DESIGNATIONS
See Section IV of the Guide to the 2008 BRAC APR for instructions.
a. CURRENT COMPREHENSIVE PLAN TEXT for nominated property: Use the Plan on the Web (www.fairfaxcounty.gov/dpz/) for your citation.
It is the most current version: _____
b. CURRENT PLAN MAP DESIGNATION: _____
c. CURRENT ZONING DESIGNATION: _____

Continued

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- There is no fee
- Submitted to Planning Commission Office
- DPZ will not accept an APR nomination

APR Nomination Submission Periods

2008 BRAC APR

- Nomination Submissions: March 3 – 28, 2008

2008-2009 North County APR

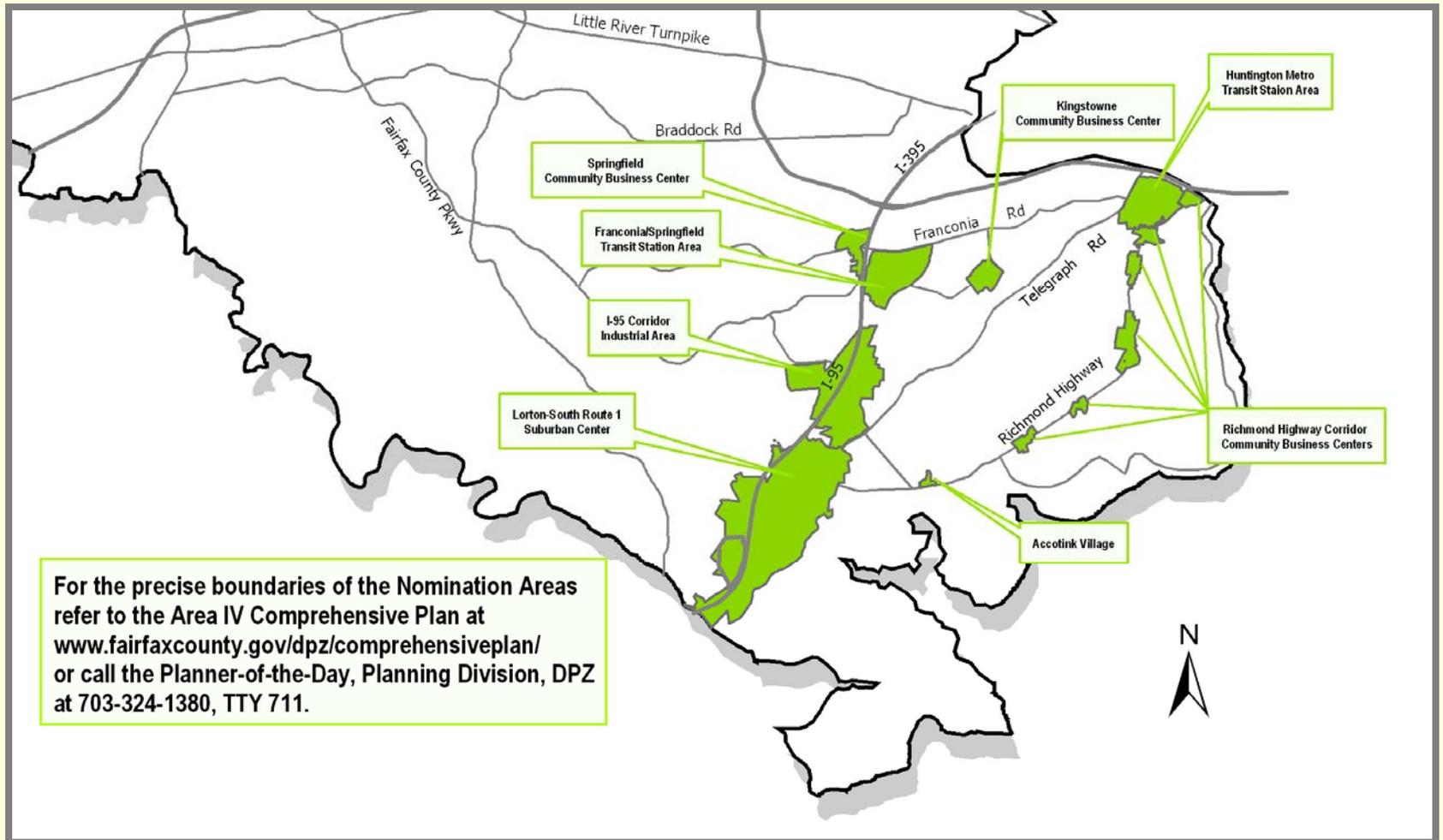
- Nomination Submissions: May 1 – June 27, 2008

2009-2010 South County APR

- Nomination Submissions: Fall 2009



2008 BRAC APR



Neighborhood Consolidations

- Proposed Replanning an existing neighborhood for a different density or different use
- Requires a petition of support
 - Signatures of at least 75% of the owners, AND
 - Signatures must account for at least 75% percent of the land area.
 - Owners who do not sign, must be notified.

Area Plan Review Process

- Anyone can submit a nomination
- Nominations are reviewed by:
 - PC & DPZ staff
 - Planning Commission Screening
 - Staff Analysis
 - Supervisor-appointed Task Force
 - Planning Commission (public hearing)
 - BOS public hearing (public hearing)
 - Board of Supervisors' action is required to amend the Comprehensive Plan

Task Force Process

For each nomination:

- DPZ staff introduces nomination, identifies critical issues and gives preliminary staff recommendation
- Nominator gives presentation about the nomination
- Task Force discusses nomination, asks questions and votes on Task Force recommendation

Task Force Voting Procedures

The Task Force may vote for one of the following:

- Approve nomination as submitted
- Retain the adopted Plan (no change)
- Approve a Task Force alternative (cannot exceed the land use intensity/density proposed by the nomination or change the land area)

Reports to Planning Commission

- Task Force submits a report
- Staff submits a final staff report on each nomination—contains the final staff recommendation
- Staff and the Task Force may “agree to disagree” on some nominations
- The Planning Commission considers the findings of both staff and the Task Force and any other community comment or testimony.

Planning Commission Mark-up Meetings

- Planning Commission makes decisions about nominations at “mark-up” meetings held a few weeks after the public hearings
- Mark-up meetings are telecast live
- Mark-up meetings are open to the public but no public testimony is heard
- Any nomination denied by the Planning Commission drops out of the APR process and is no longer considered

Board of Supervisors Hearings and Decisions

- Anyone may sign up to testify at the Board public hearings
- Board public hearings and decisions occur at the same meeting
- Board hearings are telecast on Cable Channel 16 and on the County Web site
- The Comprehensive Plan is amended when the Board votes to approve a nomination

Citizen Participation

- Submit nominations with suggested changes to the Comprehensive Plan
- Participate in the APR Task Force process
- Attend and speak at the Planning Commission and Board of Supervisors APR public hearings

What's New this Time

- Stricter Justification Standards
- H&R Block of Area Plans Review
- Planning Commission Screening
- Original Nomination to go through process
- VDOT's, Chapter 527

Summary

- We are now embarking on the Task Force process
- This is a land use planning process to consider amendments to the Comprehensive Plan
- The public is welcome to participate in the Task Force process, and speak at the public hearings
- The Comprehensive Plan is amended only through action by the Board of Supervisors on the recommendation of the Planning Commission

Information Sources

- See the DPZ Web site at www.fairfaxcounty.gov/dpz for:
 - APR Web site
 - The Comprehensive Plan
 - See the Plan's Glossary for definitions of planning terms
 - Information about other planning activities, the Zoning Ordinance and related zoning activities

- E-mail subscription service: go to County Web site to “E-Subscriptions” and sign up for “Comprehensive Plan Announcements”
www.fairfaxcounty.gov

- Call or visit the Planner of the Day, Planning Division (703)324-1380, available weekdays 8 a.m. – 4:30 p.m.

APR Staff

- **2008 BRAC APR**

- Branch Chief: Marianne Gardner
- Lindsay Mason
- Cheryl Van Allen
- Jen Lai

- **2008-2009 North County APR**

- Dranesville District Liaison: Clara Q Johnson / Marianne Gardner
- Hunter Mill District Liaison: Faheem Darab / Sterling Wheeler
- Providence District Liaison: Meghan Van Dam / Marianne Gardner
- Sully District Liaison: Bernie Suchicital / Sterling Wheeler