

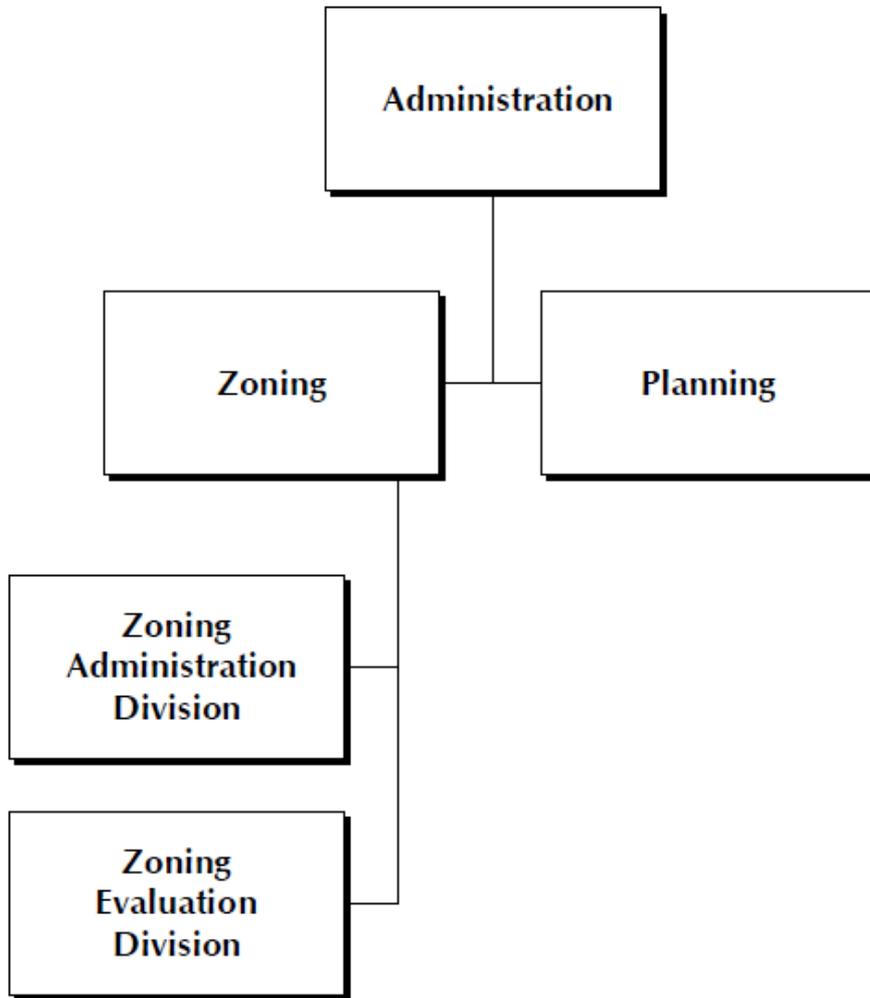


The Comprehensive Plan and The Planning Process

Objectives

- Explain how planning differs from zoning
- Explain how Virginia law defines comprehensive plans, what the law does and does not require
- List the sections of the Fairfax County Comprehensive Plan so you can understand the sections of the Plan and the associated maps
- Review the procedure in Fairfax County to develop the Fairfax County Comprehensive Plan

Department of Planning and Zoning



- Planning Division
 - Comprehensive Plan
 - Planning Studies
 - Plan Amendments
 - Public Facilities and Heritage Resources Planning
- Zoning Administration Division
 - Zoning Ordinance
 - Use Permits
 - Sign Permits
 - Zoning Inspections
- Zoning Evaluation Division
 - Rezoning, Special Exception, Special Permit, and Variance Applications

Comprehensive Plan History

- First Comprehensive Plan adopted in 1950s
- Planning Land Use System (PLUS) – resulted in 1975 Comprehensive Plan
- Late 1980s – Planning Horizons process
 - Policy Plan adopted in 1990
 - Area Plans adopted in 1991
- Continued amendment of plans and policies in the years since

PLANNING vs. ZONING

Comprehensive Plan vs. Zoning Ordinance

Comprehensive Plan

- Guide – Recommendations
- Supplies general policies and text regarding land use, transportation, environmental protections, heritage resources, public facilities, parks, etc.
- Land uses
 - Residential
 - Industrial
 - Office
 - Mixed Use
 - Retail
 - Institutional
 - Public Parks

Zoning Ordinance

- Law – Body of Regulations
- Implements the Plan
- Identifies uses and standards for use as well as setbacks, height and open space
- Zoning Districts
 - Residential (R-C, R-1, R-12)
 - Commercial (C-1, C-2, C-5)
 - Industrial (I-3, I-4, I-5)
 - Planned Development (PDC, PDH)

**Proposals to rezone property
are evaluated for conformance
with the Comprehensive Plan**

The Comprehensive Plan

- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county
 - Plan contains recommendations, is NOT law
- Plan shall show the locality's long range recommendations for general development
- Includes a Transportation Plan
- Plan shall be reviewed by the Planning Commission at least once every five years

Zoning Ordinance

- Contains specific regulations to **implement the objectives of Plan**
 - Other tools to implement plan include the Capital Improvements Plan, Public Facilities Manual
- Zoning applications are reviewed for their **conformance to the Plan**, including
 - Rezoning, special exceptions, special permits
- Includes **Overlay Districts** (additional layer over base zoning for a property)
 - e.g., Historic, Commercial Revitalization

Comprehensive Planning Terminology

Planning Terms – du/ac

Residential Density = dwelling units per acre (du/ac)



3-4 du/ac (single family detached)



5-8 du/ac (townhouses)



16-20 du/ac (garden apartments)



30-40 du/ac (mid-rise apartments)

Planning Terms - FAR

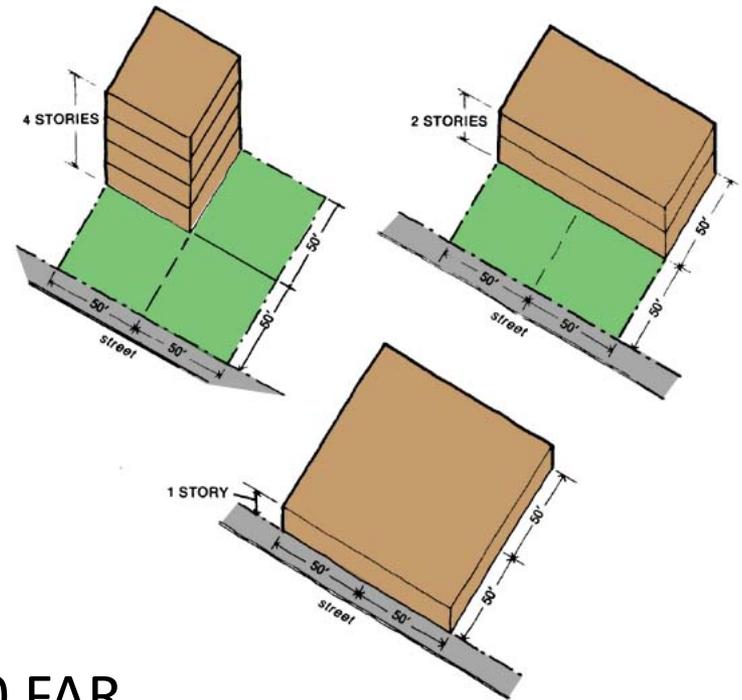
Non-residential Intensity = Floor Area Ratio (FAR)

The floor area of the building is divided by the land area to calculate the FAR.

$$\frac{\text{FLOOR AREA (sq. ft.)}}{\text{LAND AREA (sq. ft.)}}$$

EXAMPLE:

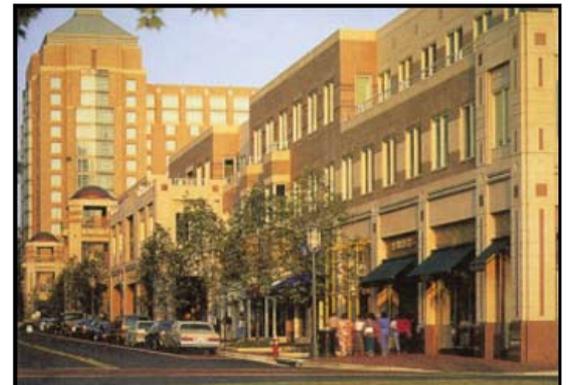
$$\frac{50,000 \text{ sq. ft. of building}}{100,000 \text{ sq. ft. of land}} = .50 \text{ FAR}$$



Planning Terms - FAR

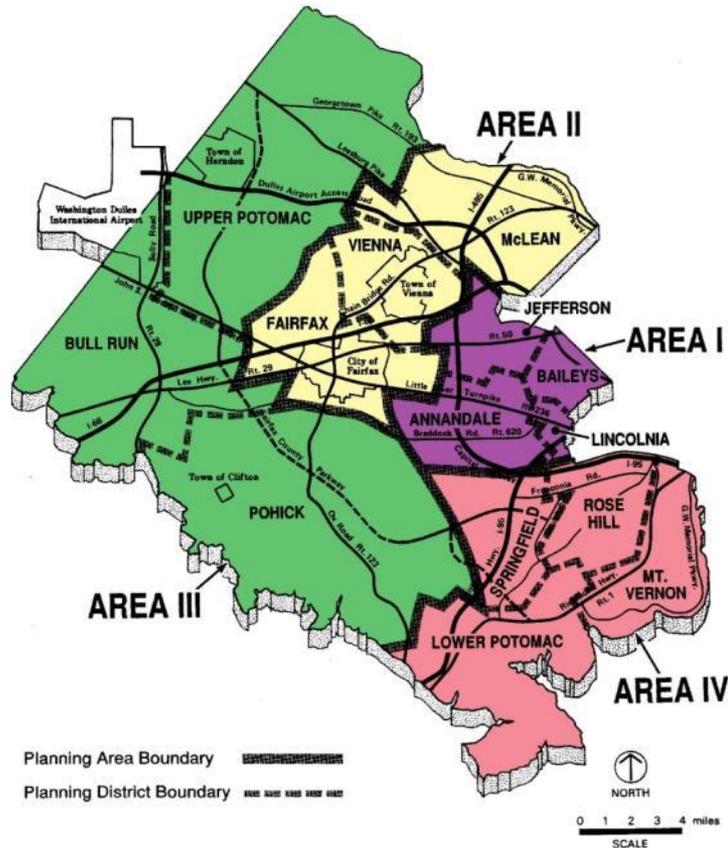
Some Examples:

- Office use at .50 FAR
- Retail use at .35 FAR
- Mixed use at 1.0 FAR (mix of office, retail and residential)



Fairfax County's Comprehensive Plan

Fairfax County Planning Geography



Planning Areas I-IV

Planning Areas

- Area I: eastern & central
 - Annandale, Baileys, Merrifield
- Area II: mid-northern
 - Tysons, McLean, Government Center Area
- Area III: western
 - Centreville, Dulles Airport area, Reston
- Area IV: south-eastern
 - Mount Vernon, Richmond Highway, Springfield

Fairfax County Planning Geography

- 4 Planning Areas
- 14 Planning Districts
- Special areas:
 - 1 Urban Center: Tysons Corner (Fairfax's "Downtown")
 - 6 Suburban Centers
 - 10 Transit Station Areas
 - 11 Community Business Centers
 - 3 Industrial Areas
 - 3 Large Institutional Uses

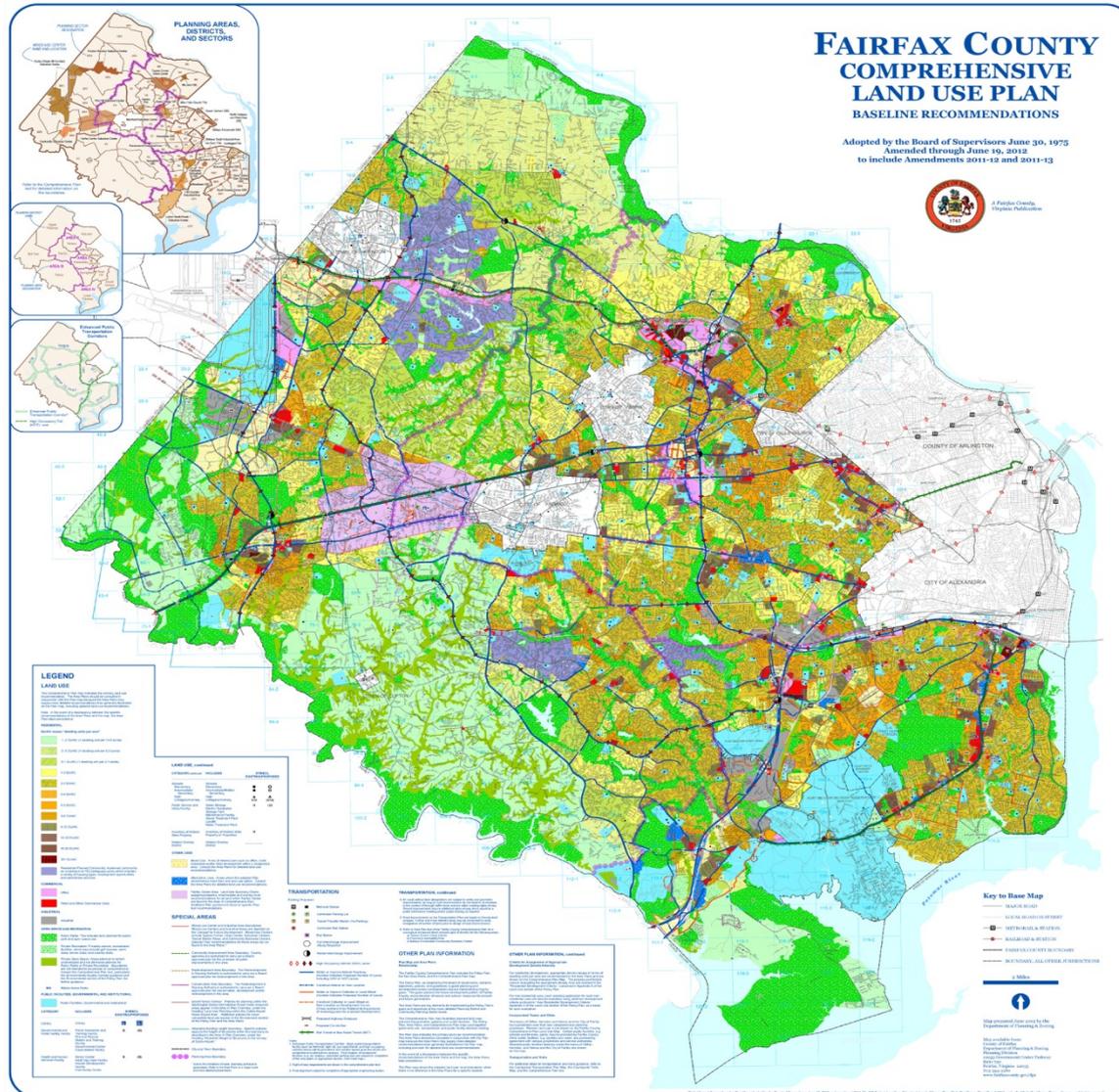


Components of the Plan

The Plan text takes precedence over the Plan Map – the text rules!

- Comprehensive Plan Text:
 - The Policy Plan
 - The Area Plans: Areas I, II, III, and IV
- Comprehensive Plan Land Use Map
- Other Maps: Transportation & Trails

Comprehensive Plan Map



Plan Text vs. Plan Map

PLAN TEXT:

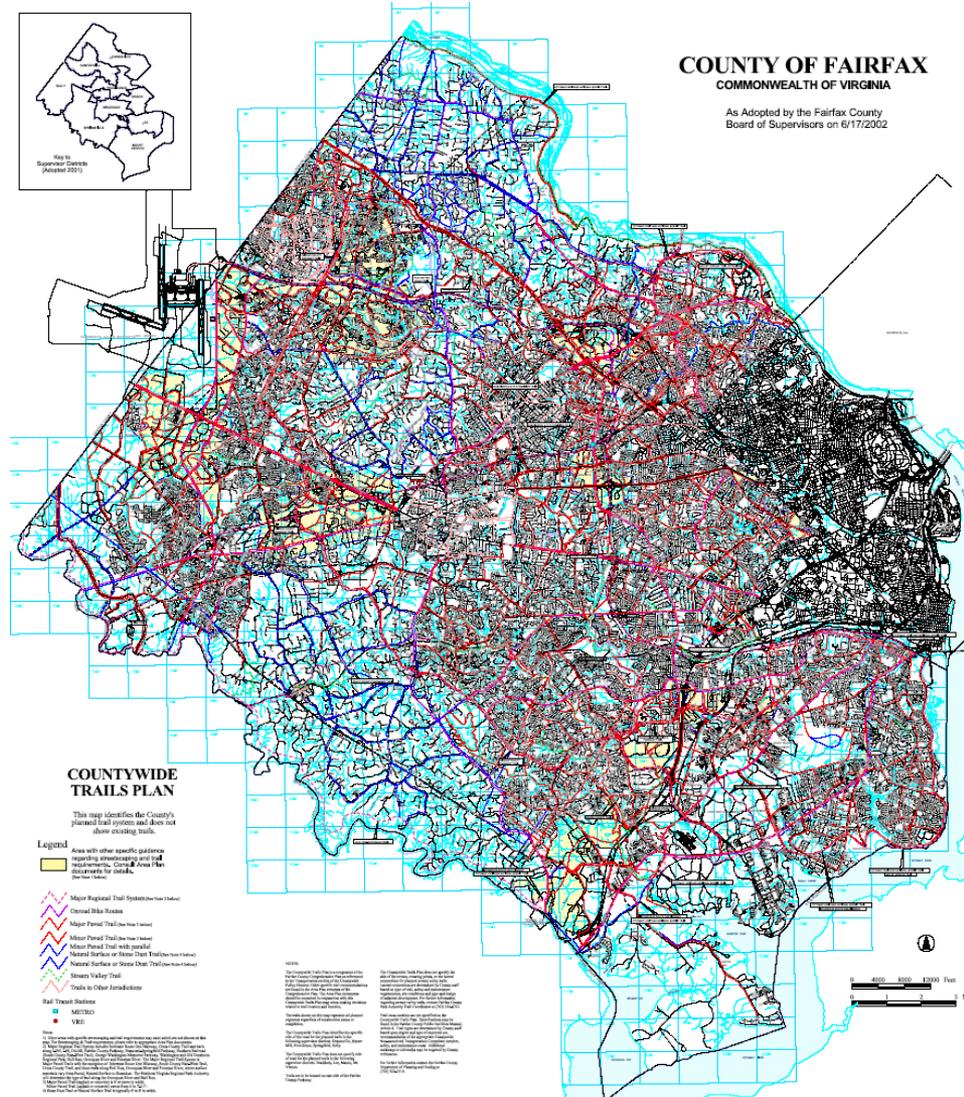
- Explains specific land use designations and possible options for land use
- Web version is updated as amendments are adopted
- Printed version reprinted periodically
 - Most recently in 2013

PLAN MAP:

- Generalized land use designations
- GIS based map
- Adopted June 19, 2012

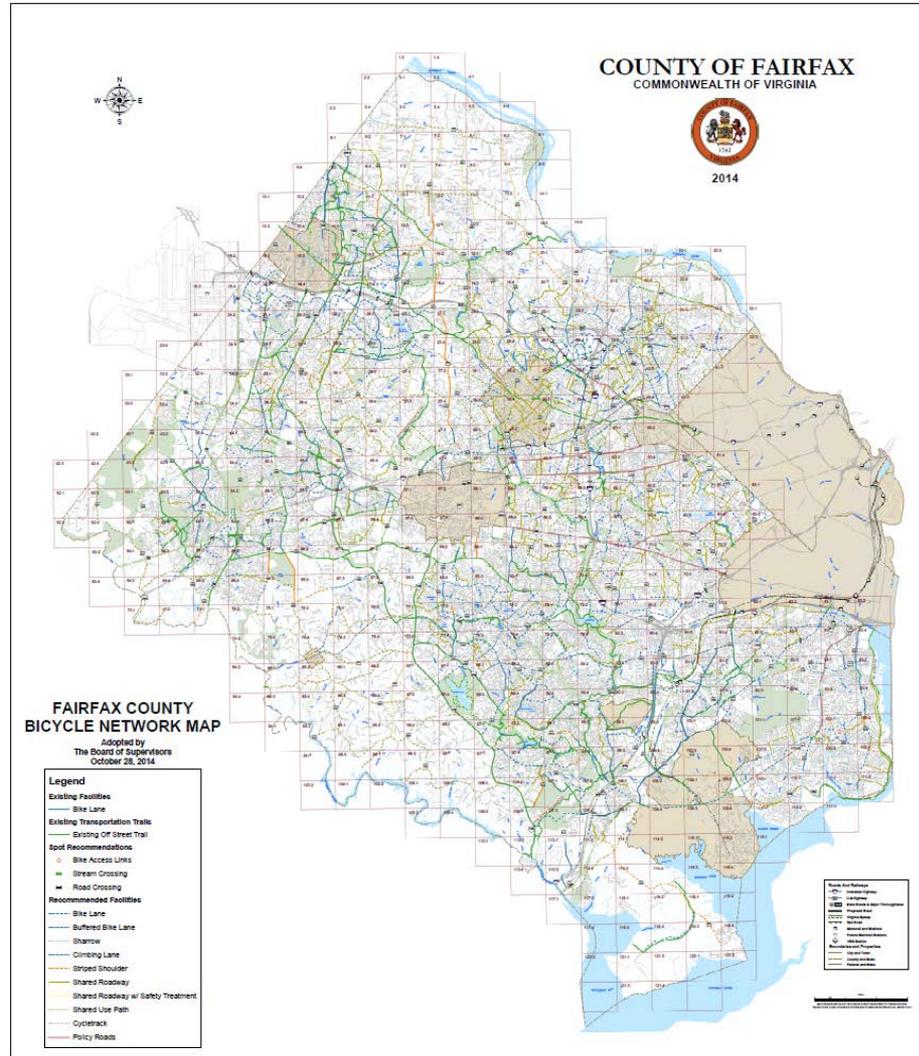
Other Plan Maps: Trails Plan Map

(Maintained by the County's Department of Transportation)



Other Plan Maps: Bicycle Master Plan Map

(Maintained by the County's Department of Transportation)



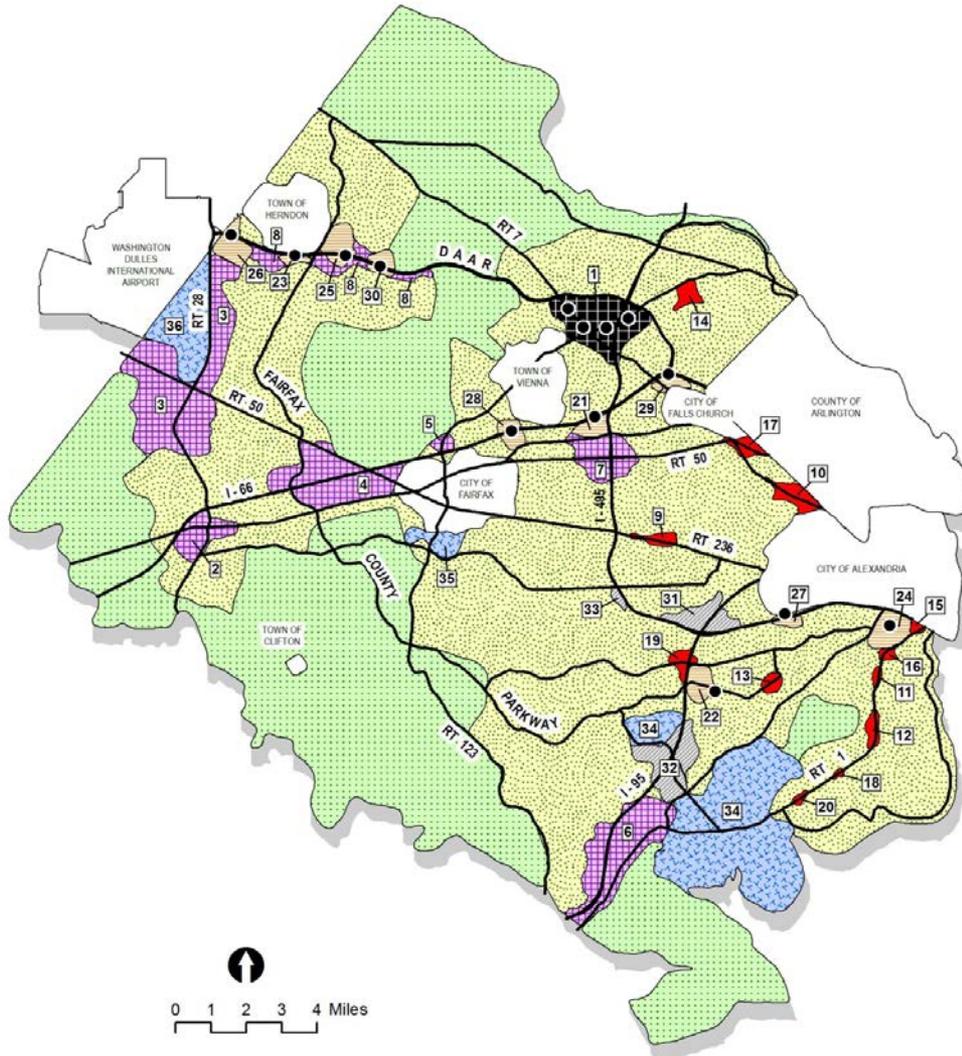
Amending the Plan

Plan Amendment Process

- Code of Virginia (Section 15.2 -2223) requires local planning commission to review Plan at least once every 5 years
- Two Ways To Amend Comprehensive Plan:
 - Fairfax Forward Work Program
 - 3-Year Period, Reviewed Every 2 Years
 - BOS-authorized Plan Amendment
 - May Be Authorized Anytime, Added To Work Program

Fairfax Forward

Concept For Future Development



WORK PROGRAM

Activity Center Studies:

- Suburban Centers
- Transit Station Areas
- Community Business Centers
- Industrial Areas
- Tysons Corner Urban Center

Neighborhood Studies:

- Suburban Neighborhoods
- Low Density Residential Areas

Plan Amendment Work Program:

Comprehensive Plan Amendment Work Program
Adopted July 9, 2013, Amended through September 23, 2014

The Comprehensive Plan Amendment Work Program lists: 1.) planning studies that have previously been authorized and will continue through 2013 and, 2.) new planning studies that are anticipated to commence between 2013 through 2016, authorized through the adoption of the work program. Studies on the work program are not assumed to be completed by 2016. Completed studies are also noted on the final page of this document.

Colors used for legibility purposes to separate types of amendments.

Pending Plan Amendments, authorized prior to July 9, 2013:

Plan Amendment Name	Authorization	Type	General Purpose
Reston Master Plan (PA ST09-III-UP1(B))	5-18-09	Land use	<ul style="list-style-type: none"> Phase 2: Evaluation of recommendations for areas outside Reston-Herndon Suburban Center in Reston Community Planning Sector
Parks Comprehensive Plan Update (PA S11-CW-3CP(B))	12-6-2011	Countywide (Parks)	<ul style="list-style-type: none"> Phase 2/3: Amend parks recommendations in planning district recommendations to align with Great Parks, Great Communities plans
Giles Run- Lorton-Laurel Crest Connector Rd (PA S11-CW-T1)	12-6-11	Countywide (Transportation)	<ul style="list-style-type: none"> Consider removal of recommendation for Lorton-Laurel Crest Connector Road
Heritage Resources	12-7-2009	Countywide (Heritage Resources)	<ul style="list-style-type: none"> Update recommendations for inventory of historic sites
Leland Road Connector (PA S13-CW-T1)	1-29-2013	Countywide (Transportation)	<ul style="list-style-type: none"> Evaluate removing Leland Road connection from Plan
McLean CBC Subarea 29 (PA S13-II-M2)	1-29-2013	Land Use	<ul style="list-style-type: none"> Evaluate subject areas for residential mixed-use development

Plan Amendment Work Program:

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

Plan Amendment Name	Anticipated length of study	Anticipated Type	Preliminary Purpose
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Anticipated amendments to begin 2013-2016:

1. Suburban Center Classification (PA 2013-CW-1CP)	6 months	Countywide	<ul style="list-style-type: none"> Assess whether Suburban Center term in Concept for Future Development reflects future character of the areas, Evaluate potentially renaming term and removing or reclassifying existing centers, i.e., Flint Hill Suburban Center.
2. Bicycle Master Plan (PA 2013-CW-T2)	4-6 months	Countywide	<ul style="list-style-type: none"> Evaluate the countywide bicycle master plan documents and maps for incorporation into the Comprehensive Plan.
3. Tidal Shoreline Erosion Control	12 months	Countywide	<ul style="list-style-type: none"> Investigate the extent to which (if any) the Environment section of the Policy Plan will need to be amended to comply with §15.2-2223.2 of the Code of Virginia, which requires, for Tidewater localities (including Fairfax County), incorporation into comprehensive plans of comprehensive coastal resource management guidance developed by the Virginia Institute of Marine Science. Follow-up development and consideration of a Policy Plan amendment, as may be needed.
4. Constructed Roadways and Commuter Parking Facility (PA 2013-CW-T3)	12 months	Countywide	<p>Follow-on Considerations to Plan Amendment S11-CW-1CP:</p> <ul style="list-style-type: none"> Consider modifications to the Plan Map and the Area Plans volumes to remove designations for planned improvements that have been constructed and add county-owned commuter parking facilities. Consider modifications to the Countywide Transportation Plan Map where planned improvements have been constructed and the locations of county-owned commuter parking facilities. Consider modification to the Transportation Plan Map and Transportation Policy Section to define a completed road facility.

Where is the Plan?

DPZ Web site at www.fairfaxcounty.gov/dpz/comprehensiveplan

(updated regularly)

Fairfax County Comprehensive Plan 2013 Edition (as amended*)

The **Comprehensive Plan** is required by state law to be used as a guide in decision-making about the built and natural environment by the county's Board of Supervisors and other agencies, such as the Planning Commission. It is also a guide for County staff and the public to use in the planning process.



Policy Plan - The Countywide Policy Element of The Comprehensive Plan for Fairfax County, Virginia

The Board of Supervisors goals, policies and objectives regarding land use, transportation, housing, the environment, human services, public facilities, parks and recreation, revitalization, economic development and heritage resources. (includes Transportation Plan and Chesapeake Bay Supplement)



Area I

Covers and Table of Contents

Overview

Planning Districts: [Annandale](#) | [Baileys](#) | [Jefferson](#) | [Lincolnia](#)

Merrifield Suburban Center: [Area Wide Recommendations](#) | [Land Unit Recommendations](#)



Area II

Covers and Table of Contents

Overview

Planning Districts: [Fairfax](#) | [Vienna](#) | [McLean](#) | [McLean CBC - Open Space Design Standards](#)

Tysons Corner Urban Center: [Area Wide Recommendations](#) | [District Recommendations](#)



Area III

Covers and Table of Contents

Overview

Planning Districts: [Bull Run](#) | [Pohick](#) | [Upper Potomac](#)

Suburban Centers: [Dulles Suburban Center](#) | [Fairfax Center Area](#)



Area IV

Covers and Table of Contents

Overview

Planning Districts: [Lower Potomac \(includes Laurel Hill\)](#) | [Mount Vernon Part 1 \(Overview Richmond Hwy\)](#) | [Mount Vernon Part 2 \(Planning Sectors\)](#) | [Rose Hill](#)

[Springfield](#) | [Franconia-Springfield Area](#) and [Fort Belvoir North Area](#)

Information Sources

- See the DPZ Web site at www.fairfaxcounty.gov/dpz for:
 - Fairfax Forward 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-mail Subscriptions” and sign up for “Comprehensive Plan Announcements”
www.fairfaxcounty.gov/email/lists
- Call or visit the Planner of the Day, Planning Division
 - (703) 324-1380
 - Available weekdays 8 a.m. – 4:30 p.m.