



PLANNING 101:

An Introduction to Comprehensive Planning



Fairfax County, Virginia

Department of Planning and Zoning

Land Use Overview

- Review of Land Use Planning
- Introduction to Comprehensive Plan
- Difference: Planning and Zoning
- How is the Plan changed?

Land Use Planning

Purpose:

- Promote the public health, safety and welfare
- Manage growth, change and renewal of community
- Improve the quality of life for it's citizens

Balancing Diverse Community Goals

- Jobs
- Housing
- Education
- Cultural Diversity
- Commerce
- Recreation
- Environmental Resource Protection

The Comprehensive Plan

- Role: A GUIDE for decision-making about the County's land use
 - Residential, Office, Industrial, Open Space, etc.
- Statutory mandate: required by the Code of Virginia to shape the orderly development of the county,

Planning Terms

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

Some Examples:

- ❑ 3-4 du/ac (single family detached)
- ❑ 5-8 du/ac (townhouses)
- ❑ 16-20 du/ac (garden apartments)

Non-residential Intensity = floor area ratio (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)

Floor Area Ratio

F.A.R. = Non-Residential Intensity

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

$$\frac{\text{Floor area (square feet)}}{\text{Land area (square feet)}}$$

EXAMPLE:

50,000 sq ft of building / 100,000 sq ft of land = .50 FAR

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
- The Comprehensive Plan Land Use Map
- Other Maps: Transportation & Trails

Plan text vs. Plan Map

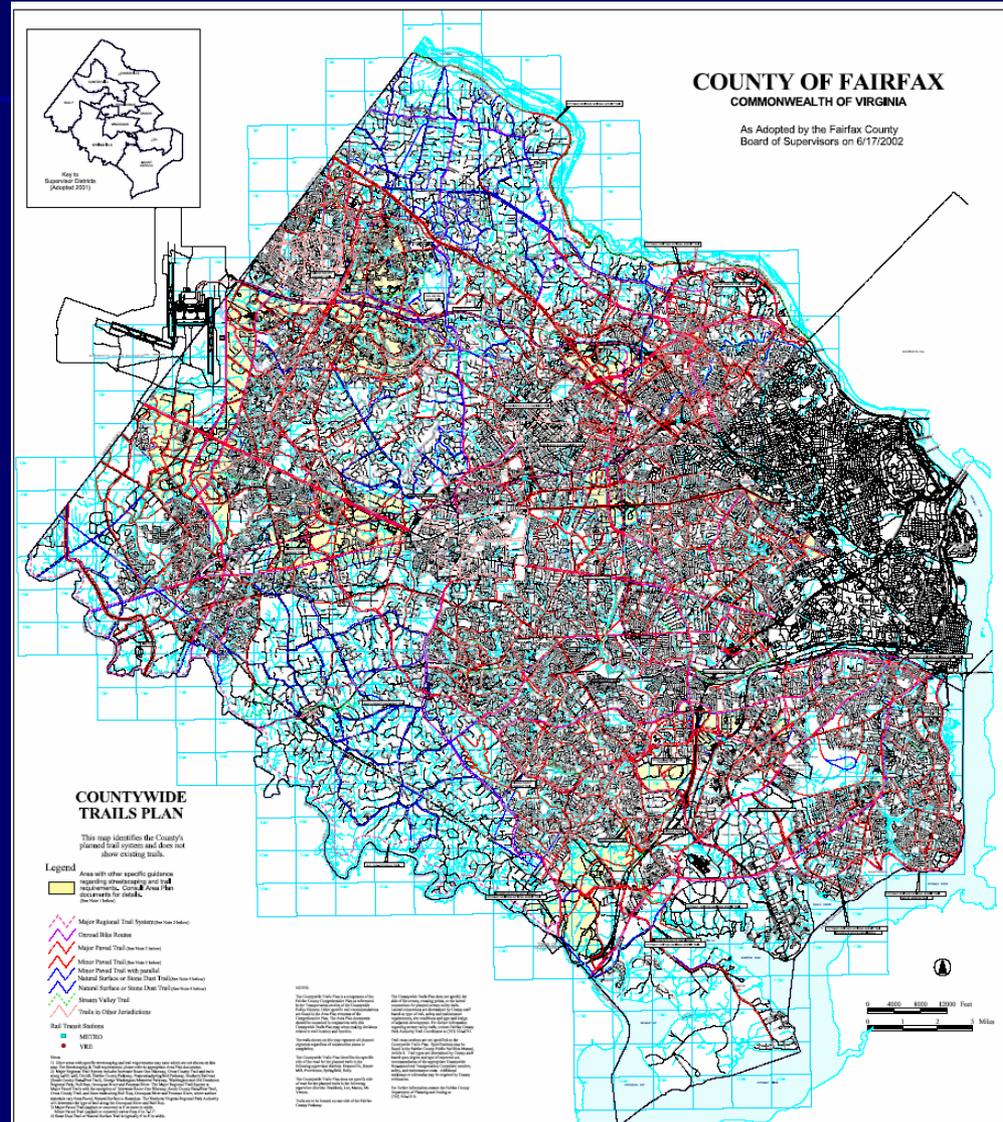
PLAN TEXT:

- Explains specific land use designations and possible options for land use
- Updated after each amendment review cycle (every two years)

PLAN MAP:

- More general land use designations
- Created in 1995 and not updated since then
- New Geographic Information System (GIS) software will allow constant, easy update (release: late 2005/ early 2006)

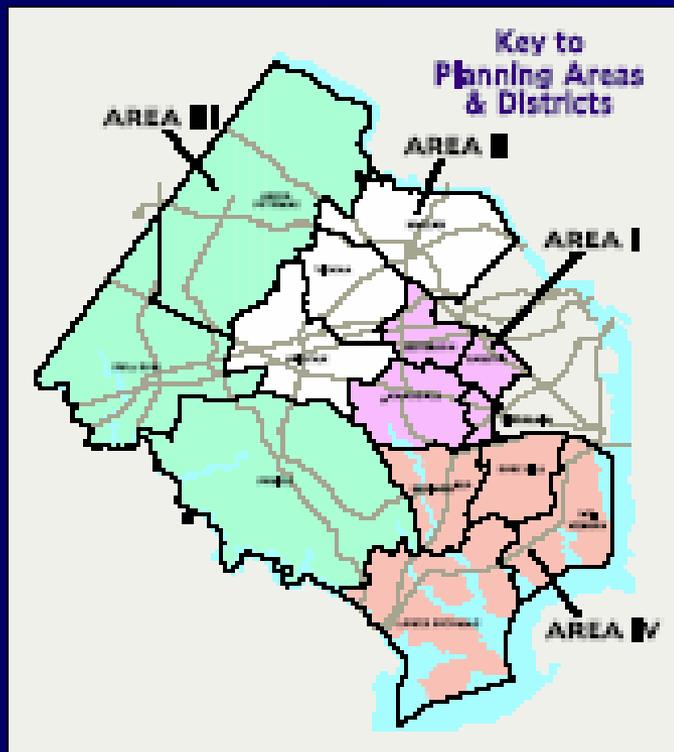
Other Plan Maps: Trails Plan Map (Maintained by DPZ Trails Planner in the Planning Division working with the County Trails Committee)



Fairfax County Planning Geography

- Planning Areas (I, I, III, and IV)
 - Planning Districts
 - Community Planning Sectors
- Special areas:
 - The Urban Center (Tysons Corner)
 - Suburban Centers
 - Transit Station Areas
 - Community Business Centers
 - Industrial Areas
 - Large Institutional Uses

Fairfax County Planning Areas & Districts



Legend - Concept Map for
Future Development

Fairfax County

LOCATIONS OF MIXED-USE CENTERS

Urban Center

1. Tysons Corner Urban Center

Suburban Centers

2. Fairfax Center
3. Dulles (Route 28 Corridor)
4. Reston-Herndon
5. Merrifield
6. Flint Hill
7. Centreville
8. Lorton-South Route 1

Community Business Centers

9. McLean
10. Seven Corners
11. Baileys Crossroads
12. Annandale
13. Springfield (West)
14. Kingstowne
15. North Gateway and Penn Daw
16. Beacon/Groveton
17. Hybla Valley/Gum Springs
18. South County Center
19. Woodlawn

Transit Station Areas

20. Huntington Metro Station
21. Van Dorn Metro Station
22. Franconia/Springfield Metro Station
23. West Falls Church Metro Station
24. Dunn Loring Metro Station
25. Vienna Metro Station

LOCATIONS OF LARGE INSTITUTIONAL
AND INDUSTRIAL AREAS

Industrial Areas

26. Beltway South
27. Ravensworth
28. I-95 Corridor

Large Institutional Land Areas

29. Washington Dulles International Airport
30. George Mason University
31. Fort Belvoir (Main Post and Engineer Proving Ground)



Suburban Neighborhoods
(Residential density ranges defined
in Area Plans; 0.15-0.25 FAR*
for neighborhood-serving
non-residential use)



Low Density Residential Areas
(Residential density of
0.1 to 0.5 du/ac **, specific
density ranges in Area Plan;
Non-residential use intensity
0.05 to 0.1 FAR)



Tysons Corner Urban Center
Core (1.0-1.65 FAR;
35-60 du/ac)
Non-Core (0.25-1.0 FAR;
8-45 du/ac)



Suburban Centers
Core (0.3-0.8 FAR;
15-35 du/ac)
Non-Core (0.15-0.30 FAR;
5-25 du/ac)



Community Business Centers
(0.20-0.50 FAR; 5-25 du/ac;
if a core is designated,
intensities of up to 0.70
FAR may be allowed)



Transit Station Areas
(0.30-1.00 FAR;
8-45 du/ac)



Industrial Areas
(0.25-0.50 FAR for
Industrial Uses)

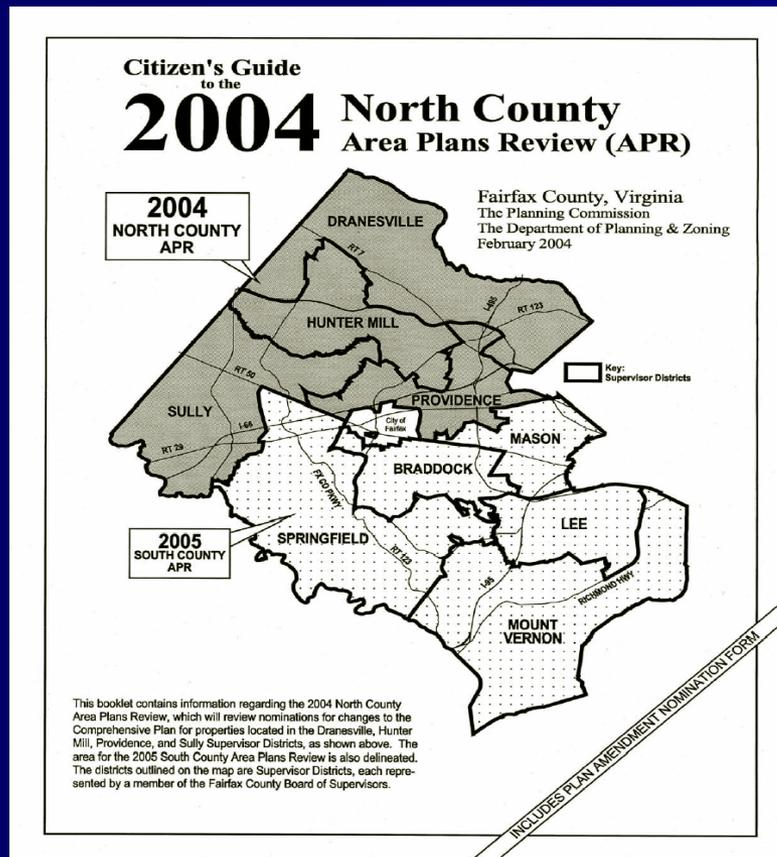


Large Institutional Land Areas

* FAR - floor area ratio

** du/ac - dwelling units per acre

Plan Amendment Process



- Code of Virginia requires local planning commission to review Plan at least once every 5 years

Fairfax County Plan Amendment Process

Ways to amend Comprehensive Plan:

1. Area Plans Review (APR)
2. Out-of-Turn Plan Amendment (OTPA)
3. Special Study
4. Policy Plan Amendments

Planning vs. Zoning

COMPREHENSIVE PLAN

■ GENERAL LAND USE GUIDANCE

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

ZONING ORDINANCE

■ REGULATIONS TO IMPLEMENT THE PLAN

- ✓ Residential districts: R-C, R-1, R-12
- ✓ Commercial districts: C-1, C-2, C-5
- ✓ Industrial districts: I-3, I-4, I-5
- ✓ Planned Development districts: PDC, PDH

Summary

- The Comprehensive Plan is a **guide** to decision-making about land use, transportation, environmental protections, heritage resources, public facilities, and parks.
- The Zoning Ordinance is a body of **regulations** to implement the Comprehensive Plan

Where is the Plan?

- DPZ Web site at www.fairfaxcounty.gov/dpz (updated)
- Paper versions (updated less frequently as web)

When in doubt,
use the Web Plan

The screenshot shows a web browser window titled "Comprehensive Plan - Fairfax County, Virginia - Microsoft Internet Explorer provided by Fairfax County Government". The address bar shows the URL <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/>. The page features the Fairfax County logo and navigation links: "Living here (Home) - Business - Visiting - Government - Using this Site - Contact us". The main heading is "The Comprehensive Plan". A breadcrumb trail reads: "you are here: [homepage](#) > [planning and zoning](#) > [department of planning and zoning](#) > [comprehensive plan](#)". An aerial photograph of a park area is shown on the left. The "Planning & Zoning" section lists: "Comprehensive Plan", "Policy Plan", "Area Plans I-IV", "Glossary", "Proposed Amendments", "Area Plans Review-APR", "Citizen's Guide to APR", "Maps", "Plan FAQ", and "E-mail Subscription". Below this is a list of "Comprehensive Plan Current Projects": "eServices", "Environment", "Historic Preservation", and "Zoning". A "Contact DPZ Directions" link is at the bottom left. The main text explains that the Fairfax County Comprehensive Plan (The Plan) is required by state law and serves as a guide for decision-making. It mentions the County's Board of Supervisors and other agencies like the Planning Commission and the Board of Zoning Appeals. The Plan consists of a Policy Plan and Area Plans I-IV. A "CITIZEN'S GUIDE" link is provided at the bottom right, pointing to "The Citizen's Guide to the 2004 North County Area Plans Review (APR)".

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.