

**FAIRFAX COUNTY PLANNING COMMISSION
POLICY AND PROCEDURES COMMITTEE
WEDNESDAY, APRIL 20, 2011**

COMMITTEE MEMBERS PRESENT:

Walter L. Alcorn, Commissioner At-Large
Janet R. Hall, Mason District, Chairman
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
John L. Litzenberger, Jr., Sully District
Timothy J. Sargeant, Commissioner At-Large

COMMITTEE MEMBERS ABSENT:

Earl L. Flanagan, Mount Vernon District
Kenneth A. Lawrence, Providence District

OTHER COMMISSIONER PRESENT:

Frank A. de la Fe, Hunter Mill District

FAIRFAX COUNTY DEPARTMENT OF PLANNING AND ZONING STAFF PRESENT:

Fred R. Selden, Acting Director
Eileen M. McLane, Zoning Administrator, Zoning Administration Division (ZAD)
Leslie Johnson, Assistant Zoning Administrator, ZAD
Michelle M. O'Hare, Deputy Zoning Administrator, Ordinance Administration Branch,
ZAD
Lorrie E. Kirst, Deputy Zoning Administrator, Ordinance Administration Branch, ZAD
Marianne Gardner, Chief, Policy & Plan Development Branch, Planning Division (PD)
Meghan Van Dam, Planner III, PD
Jennifer C. Lai, Planner II, PD
Kimberly M. Rybold, Planner II, PD

PLANNING COMMISSION OFFICE STAFF PRESENT:

Barbara J. Lippa, Executive Director
Jeanette Nord, Deputy Clerk

OTHERS PRESENT:

Amber K. Burke, Esquire, Odin, Feldman & Pittleman, PC

ATTACHMENTS:

- A) Memorandum dated April 13, 2011, from Eileen M. McLane, Zoning Administrator
- B) Summary Chart of the Status of the 2010 Priority 1 Zoning Ordinance Amendment Work Program
- C) Summary Chart of the Proposed 2011 Priority 1 Zoning Ordinance Amendment Work Program
- D) Proposed 2011 Priority 1 Zoning Ordinance Amendment Work Program, dated April 13, 2011

- E) Proposed 2011 Priority 2 Zoning Ordinance Amendment Work Program, dated April 13, 2011
- F) New Amendment Requests since June 22, 2010 Endorsement of 2010 Zoning Ordinance Amendment Work Program, dated April 13, 2011
- G) Recent Planning Activities map
- H) Timeline for the 2011-2012 APR Retrospective and Planning Process Review, dated April 20, 2011
- I) Comprehensive Plan Area I Plan Overview, Introduction, Pages 4-6
- J) Concept for Future Development: Maximum Intensity Comparison
- K) Selected Development Centers map, dated April 2011
- L) 2011-2012 APR Retrospective Survey Results
- M) Observations from the 2011-2012 APR Retrospective Survey

//

Planning Commission Vice Chairman Walter L. Alcorn constituted the Policy and Procedures Committee at 7:00 p.m. in the Board Conference Room of the Fairfax County Government Center, 12000 Government Center Parkway, Fairfax, Virginia 22035, pursuant to Section 4-102 of the Commission's *Bylaws & Procedures*. He indicated that the first order of business was to elect a Committee chairperson.

Commissioner Litzenberger MOVED TO NOMINATE JANET R. HALL AS CHAIRMAN OF THE 2011 POLICY AND PROCEDURES COMMITTEE.

Commissioner Hart seconded the motion which carried unanimously.

//

ZONING ORDINANCE AMENDMENT WORK PROGRAM

Eileen McLane, Zoning Administrator, Zoning Administration Division (ZAD), Department of Planning and Zoning (DPZ), briefed the Committee on the status of the 2010 Priority 1 Zoning Ordinance Amendment Work Program, as shown in Attachments A and B. Committee members reviewed and commented on the 2010 Priority 1 Work Program.

Ms. McLane said staff recommended approval of the items proposed for the 2011 Priority 1 Work Program, as contained in Attachments C and D. She noted that staff would present its proposal and the Planning Commission's recommendation to the Board of Supervisors' Development Review Committee on Tuesday, June 14, 2011.

In response to a question from Commissioner Sargeant, Lorrie Kirst, Deputy Zoning Administrator, Ordinance Administration Branch, ZAD, DPZ, stated that the Proposed 2011 Priority 2 Zoning Ordinance Amendment Work Program included revisions to Historic Overlay Districts, such as establishing Historic Overlay Districts for Mason Neck and Laurel Hill, as shown under Item 29 on page 15 of Attachment E.

Chairman Hall MOVED THAT THE POLICY AND PROCEDURES COMMITTEE ENDORSE THE 2011 ZONING ORDINANCE AMENDMENT WORK PROGRAM AS PRESENTED TONIGHT BY STAFF, SUBJECT TO ANY MODIFICATIONS SUBMITTED BY COMMITTEE MEMBERS TO HER OR BARBARA LIPPA, EXECUTIVE DIRECTOR, PLANNING COMMISSION OFFICE, BY WEDNESDAY, APRIL 27, 2011, AND RECOMMEND SUCH TO THE FULL COMMISSION ON THURSDAY, APRIL 28, 2011.

Commissioner Litzenberger seconded the motion which carried unanimously.

//

2011 AREA PLANS REVIEW RETROSPECTIVE AND PLAN PROCESS REVIEW

Marianne Gardner, Chief, Policy and Plan Development Branch, Planning Division (PD), DPZ, said staff would present a list of activities proposed to be undertaken as part of the Area Plans Review (APR) retrospective and Plan monitoring projects. She noted that staff would conclude its presentation by providing the results of the online survey that had asked respondents to assess the APR process. She explained that the proposed schedule and tasks reflected comments from this Committee, the Board of Supervisors' 2009 Retreat, staff, and interviews conducted over the last few weeks with individual members of the Planning Commission and Board of Supervisors. Ms. Gardner said staff believed that the completion of this work program was essential to make an informed decision about the future of community planning in Fairfax County. She stated that in order to enable staff to complete these tasks and the necessary community outreach, staff recommended that the start of the next APR cycle be deferred from 2012 to 2013. She indicated that the County Attorney had verified that this extended cycle would not conflict with the *Virginia Code* requirements for Plan Review every five years, provided that Board-authorized Plan Amendments were still available. She called attention to the Recent Planning Activities map, as shown in Attachment G, noting that it graphically depicted the County's planning activities since 2008 starting with BRAC until present. She also noted that staff had examined virtually every activity center in the County, either in-depth or on a site-specific basis, and many long-term studies had been completed, which included the Tysons Corner Urban Center, Annandale Community Business Center (CBC), Springfield CBC, Baileys Crossroads CBC, and BRAC-impacted area.

Meghan Van Dam, Planner III, PD, DPZ, presented an overview of the proposed timeline for the 2011-2012 APR retrospective and planning process review, as outlined in Attachment H.

Kimberly Rybold, Planner II, PD, DPZ, explained that the proposed Comprehensive Plan Amendment database and map would provide staff with more centralized access to information about past Plan Amendment proposals to enable staff to better understand their evolution and visually analyze where these amendments had occurred in the County from 1997 until present. She reported that the database had captured over 1,000 proposed Plan Amendments so far, which included APR nominations, Out-of-Turn Plan Amendments (OTPA), and special studies.

Replying to a question from Commissioner Alcorn, Ms. Rybold said the Plan Amendment information would eventually be incorporated as a layer in the GIS system. She noted that staff would have the ability to classify information in a number of ways based on the Plan Amendment proposal's objective, such as a land use change or policy-related issue; whether it was an APR or an OTPA; and its outcome. She stated that staff would also have the ability to create maps and conduct analysis based on Supervisory District, Planning District, Special Area, or Countywide to examine patterns. Ms. Rybold explained that staff anticipated that this resource would inform the County's planning process development, engage the public to acquire better visualization of the progress so far, serve as a useful research tool for staff, and improve accessibility for the public by being available online as a layer within a more integrated GIS system.

Jennifer Lai, Planner II, PD, DPZ, explained that the Concept for Future Development was incorporated into the Comprehensive Plan 20 years ago to set forth a vision and direction for guiding future growth. She indicated that the Concept Map for Future Development was depicted on page 4 of the Area I Plan Overview in the Comprehensive Plan, the locations of mixed-use centers on the map and map legend were identified on page 5, and a summary of the Land Classification System was provided on page 6 (see Attachment I). She noted that the Land Classification System established categories for Special Areas and provided intensity recommendations and character traits within each category. Ms. Lai said over the past 20 years, most development, notably mixed-use, had occurred within the Special Areas as envisioned and the geographic boundaries of the Special Areas had generally not expanded. She reviewed the chart entitled, "Concept for Future Development: Maximum Intensity Comparison," as contained in Attachment J. She stated that given that the planned development had exceeded the intensities as set forth in the Concept and its 20-year horizon had expired, staff recommended that the Concept be updated.

Answering questions from Commissioner Alcorn, Ms. Lai noted that the abbreviation "REC." in the "MAX FAR REC." column heading of the "Maximum Intensity Comparison" chart represented "recommended." She said this column listed the maximum floor area ratio recommended in the Area Plans 20 years ago but not what was currently zoned.

Ms. Lai stated that the Selected Development Centers map, dated April 2011, as shown in Attachment K, depicted the existing Special Areas that were generally consistent with what was shown in the Concept maps. She pointed out that there were some new components that might be considered for additions to the Concept; for example, reflecting the four new transit station areas if they were incorporated into the Reston-Herndon Suburban Center. She said staff was considering ways to characterize the Centers instead of just intensity and character traits, such as revitalization areas and other features.

Responding to a question from Commissioner Alcorn, Ms. Lai noted that staff focused only on the Special Areas that were called out in the Concept to compare the envisioned Concept intensity with the currently recommended intensity. Commissioner Alcorn suggested that it might be useful to also compare other parts of the County, such as suburban neighborhoods and

low-density residential areas, to determine whether their intensity exceeded or was within the range envisioned in the Concept.

Ms. Lai replied to questions from Commissioner Harsel regarding the "Maximum Intensity Comparison" chart and the Selected Development Centers map.

In reply to another question from Commissioner Harsel, Fred Selden, Acting Director, DPZ, indicated that the 5,527 acres identified in the chart for the Fairfax Center Suburban Center reflected its outer boundary. He explained that staff needed to determine how to revise the Concept Map to depict the present-day Fairfax Center area and others areas that truly have opportunities for higher intensity development.

Addressing Commissioner Alcorn's suggestion for staff to compare Concept intensities and currently recommended intensities for suburban neighborhoods and low-density residential areas, Mr. Selden explained that staff had been successful in focusing Plan Amendments in areas that necessitated change and accommodated future growth, but had performed very little replanning of neighborhoods in a way that would be inconsistent with the overall guidance for those areas. Commissioner Alcorn agreed, but said he thought that this was an important issue for staff to consider.

Commissioner Sargeant expressed support for updating the Concept for Future Development because it would help garner future buy-in and concurrence as staff considered evolving the suburban and urban areas in the County to more accurately describe the potential for development in the future.

Ms. Van Dam briefed the Committee on the other planning activities listed in the timeline from July 2011 through the end of the year, including the Plan monitoring and trends assessment, Comprehensive Plan Map update, Public Facilities inventory, and Transportation and Trails Map update, and Planning Commission and Board of Supervisors public hearings to receive public input on the proposed changes to the Comprehensive Plan Map. She explained that once the updated Plan Map was adopted by the Board, staff envisioned publishing the Plan Map online with the land use component as its base layer and providing the option to enable or disable certain interactive layers to customize the map, which would be linked to the Comprehensive Plan text and potentially the Plan Amendment database. Ms. Van Dam reviewed the remaining steps in the timeline from January 2012 through early 2013.

Answering a question from Commissioner Litzenberger, Ms. Van Dam said a draft of the Comprehensive Plan Map depicting the base information to be updated would be available by August/September of this year.

In response to a question from Commissioner Harsel, Ms. Gardner explained that delaying the next APR process for two years would allow time for staff to assess the effectiveness of the process and consider changes that would facilitate evaluation of APR nominations, which have become more complex and time-consuming and often require additional analysis for transportation, and provision of more detailed information to the APR Task Forces. She noted

that this delay would also provide the necessary time for staff to finish the numerous recent major studies in activity centers.

Replying to more questions from Commissioner Harsel, Mr. Selden explained staff's rationale for updating and digitizing the Comprehensive Plan Map, publishing the Plan Map online, and monitoring the Plan to locate text that needed to be redrafted to reflect the present day.

//

2011-2012 AREA PLANS REVIEW RETROSPECTIVE SURVEY RESULTS

Ms. Van Dam presented an overview of the results and observations from the 2011-2012 APR Retrospective Survey, as contained in Attachments L and M. She answered questions from Committee members about the publicizing, dissemination, and administration of the survey and analysis and validity of the results. Committee members briefly commented on the results.

Answering a question from Commissioner Litzenberger, Mr. Selden said he thought that delaying the next APR process for two years would result in significant labor cost savings for the County.

Commissioner Litzenberger asked whether the digital Comprehensive Plan Map would be integrated with Bing Maps, Google Maps, or MapQuest to enable users to view a satellite photograph of a particular property. Ms. Rybold commented that once the Plan Map was updated, County staff with the required technical expertise would explore ways to build such an online, interactive platform.

//

RECOMMENDATION ON AREA PLANS REVIEW PROCESS REVIEW SCHEDULE

Commissioner Litzenberger MOVED THAT THE POLICY AND PROCEDURES COMMITTEE RECOMMEND TO THE PLANNING COMMISSION THAT THE NEXT APR PROCESS BE DELAYED UNTIL EARLY 2013 TO ALLOW COMPLETION OF THE RELATED DPZ STAFF STUDIES, PER THE STAFF RECOMMENDATION.

Commissioners Sargeant and Hart seconded the motion which carried unanimously.

//

The meeting was adjourned at 8:12 p.m.
Janet R. Hall, Chairman

An audio recording of this meeting is available in the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Meeting taken by: Jeanette Nord

Minutes by: Kara A. DeArrastia

Approved: January 26, 2012

Kara A. DeArrastia, Clerk to the
Fairfax County Planning Commission



County of Fairfax, Virginia

MEMORANDUM

DATE: April 13, 2011

TO: Planning Commission Policy and Procedures Committee

FROM: Eileen M. McLane *EMM*
Zoning Administrator

SUBJECT: April 20, 2011 Policy and Procedures Committee Meeting – 7:00 p.m.

Introduction

The Policy and Procedures Committee will be meeting on April 20, 2011 at 7:00 p.m. to review and comment on the proposed 2011 Zoning Ordinance Amendment Work Program (2011 Work Program).

Enclosed at Attachments 1 and 2 are reference summary charts of the status of the 2010 Priority 1 Work Program and those items proposed for the 2011 Priority 1 Work Program, respectively. Attachment 3 is the entire 2011 Priority 1 list which provides a description of the items that are proposed to be addressed over the next year. The 2011 Priority 2 list is enclosed as Attachment 4 and indicates proposed amendments that will not be addressed this year, but will be retained for future Priority 1 consideration. Attachment 5 contains a list of new amendment requests that have been identified by the Board of Supervisors (Board), various other boards, committees, staff or citizens, since the adoption of the 2010 Work Program.

Status of 2010 Priority 1 Work Program

In June 2010, the Board approved 28 items for the 2010 Priority 1 Work Program. Subsequent to the Board's June approval, 2 additional items were added consisting of (1) Site Plan Fees and (2) Truck Rental Establishments in PRC District. A total of 30 items are contained on the 2010 Priority 1 Work Program, of which 11 have been adopted, and no amendment is required for the item dealing with signs on youth athletic fields. This last item concerned the allowance of local business sponsors of youth sports teams (primarily little league baseball) to place banners on outfield fences. In coordination with Supervisor Hyland's office the South County Little League and Facilities Management were briefed on the provisions of the Zoning Ordinance regarding signs and no further action is necessary.

Major time and effort of staff during the past year has been spent on the following:

- Independent Living Facilities for Low Income Residents. This item evolved from the previous item on the 2010 Priority 1 list pertaining to the establishment of Residential Studios or more

Department of Planning and Zoning
Zoning Administration Division
12055 Government Center Parkway, Suite 807
Fairfax, Virginia 22035
Phone 703-324-1374 FAX 703-803-6372
www.fairfaxcounty.gov/dpz/

commonly referred to as Single Room Occupancy Units (SRO) and appears to be a viable option to address housing needs of certain lower income persons. The Board was briefed on this alternative at its November 23, 2010 Development Process Committee meeting and since that time staff has been coordinating with various non-profits organizations, housing advocates, and other interested parties.

- PDC and PRM Districts – FAR. Staff has been working with the Office of Community Revitalization and Reinvestment and the Planning Division to facilitate changes to the PDC and PRM Districts primarily for implementation of recently adopted Comprehensive Plan amendments for revitalization and special study areas to include Commercial Revitalization Districts; Commercial Revitalization Areas; Community Business Centers; and Transit Station Areas. The G7 the group which represents the 7 revitalization districts were brief on this item on January 19, 2011 and the Board was briefed at its April, 12, 2011 Community Revitalization and Reinvestment Committee meeting.
- Dancing and/or Other Types of Entertainment in Eating Establishment. Staff has been working with the Department of Code Compliance (DCC), the Police Department, the Office of the Fire Marshal and the Virginia Department of Alcohol Beverage Control over this past year to formulate an consistent approach to dealing with eating establishments which morph into a dance hall or other entertainment/recreation type uses at certain times, (aka eating establishment by day/night club by night). Enforcement success has been realized through the approach of citing the owner/tenant with conducting a commercial recreational use which either requires special permit approval or is not permitted depending on the zoning district. It is believed this effort would be further enhanced if an all-inclusive special permit classification for social entertainment/recreation is established, and efforts in that regard are underway.
- Noise. Staff has been working with DCC and the Police Department and coordinating with other jurisdictions to be able to better address night time noise disturbances to nearby residential areas coming primary from eating establishments, commercial recreation uses and certain industrial uses and to determine the most appropriate method to measure such disturbances in terms of objectivity, effectiveness, ease of enforcement and being defensible in court.
- Outdoor Lighting. In 2003 a major update of the outdoor lighting provisions was adopted and a number of potential revisions to enhance the existing provisions have subsequently been identified. Over the past year, staff has been coordinating with a work group consisting of representatives from the International Dark Skies, developers, the lighting industry, citizens, and staff from the Fairfax County Park Authority and Fairfax County Public Schools to discuss potential revisions to the outdoor lighting provisions. In addition, staff has discussed the potential changes with the Northern Virginia Building Industry Association (NVBIA).
- Tysons Follow-Up. In order to accommodate the future growth and development of Tysons, there are major ongoing efforts to review proposals and applications submitted pursuant to the June 2010 amendments to the Comprehensive Plan and the new Planned Tysons Corner Urban District.

Proposed 2011 Priority 1 Work Program

The proposed 2011 Priority 1 Work Program contains 23 amendment items for consideration and review. Eighteen items are carryover items from the 2010 Priority 1 list, and 5 are new items.

As you may recall, the Work Program, originally initiated in 1983, contains requests for amendments to the Zoning Ordinance, which originate from the Board, Planning Commission, Board of Zoning Appeals, citizens, industry representatives, and staff. The requested changes vary from major reviews of certain portions of the Zoning Ordinance; to the addition of new provisions to accommodate new concepts and/or uses; to minor clarifying revisions.

Conclusion

The proposed 2011 Priority 1 Work Program contains many items with potentially significant impacts that have both strong support and opposition. Staff has included a tentative public hearing timeline for the majority of these items. However, certain items are annotated with an asterisk without any projected timeline and are shown as TBD on Attachments 1, 2 and 3. These items more than likely will not be completed within the 2011 Work Program 12 month time frame, due to finite resources and greater demands placed on staff from other Priority 1 items than originally anticipated. Additionally, certain items are identified with the abbreviation "EAC" as they are in accord with the recommendations made by the Fairfax County Economic Advisory Commission in its February 1, 2011 report. Specifically, these items ensure that the provisions of the Zoning Ordinance, among other matters, are aligned with the Comprehensive Plan for mixed-use centers, economic development and land use strategies; provide for revitalization and redevelopment, affordable housing and a diverse range of housing and ensure that the County maintains a high quality of life. Staff will be present at the Committee meeting on April 20, 2011 to discuss the proposed Work Program and to respond to any questions.

EMM

Attachments:

- Attachment 1 - Summary Chart of the Status of 2010 Priority 1 Work Program
- Attachment 2 - Summary Chart of the Proposed 2011 Priority 1 Work Program
- Attachment 3 - Proposed 2011 Priority 1 Zoning Ordinance Work Program
- Attachment 4 - Proposed 2011 Priority 2 Zoning Ordinance Work Program
- Attachment 5 - New Requests Since June 22, 2010

cc: Planning Commission

Fred Selden, Acting Director, DPZ

James Patteson, Director, DPWES

Michelle O'Hare, Deputy Zoning Administrator for Ordinance Administration Branch

Lorrie Kirst, Deputy Zoning Administrator for Ordinance Administration Branch

O:\BDITEMS\ZOA Work Program\2011\PC-Policy&ProcComm.dot

2010 Priority 1 Zoning Ordinance Amendment Work Program

April 13, 2011

Attachment 1

| Adopted | Amendment Authorized | No Amendment Necessary | Amendment Being Researched | Target Date |
|---|----------------------|--------------------------------|--|-------------|
| Appeal Fee 11/16/10 | | Signs on Youth Athletic Fields | Dancing and/or Live Entertainment in Eating Establishments (1) | 8/11 |
| Application Fees 4/12/11 | | | Farm Wineries (2) | TBD |
| Building Code – Property Maintenance Official 7/13/10 | | | Gross Floor Area – Cellar Space (4) | 10/11 |
| National Flood Insurance Program 7/27/10 | | | Housing - Independent Living Facilities for Low Income Residents (5) | 8/11 |
| Pipestem Driveways 2/22/11 | | | Housing – Study Allowing Affordable/Work Force Dwellings in C and/or I Districts (6) | TBD |
| Planned Tysons Corner Urban District 6/22/10 | | | Maintaining Neighborhood Character (7) | TBD |
| Riding/Boarding Stables 9/28/10 | | | Noise (9) | 9/11 |
| Site Plan Fees 4/12/11 | | | Open Space (10) | TBD |
| State Code – Group Residential Facility Definition 2/22/11 | | | Outdoor Lighting (11) | 7/11 |
| Telecommunication Equipment Screening 2/22/11 | | | Parking Reductions in Transit Oriented Areas (12) | 10/11 |
| Yards – Limitations on Yards Abutting Outlots that are Contiguous to Streets 2/22/11 | | | PDC and PRM Districts - FAR (14) | 10/11 |
| | | | Planned Development Districts (15) | TBD |
| | | | PRC District Density (16) | TBD |
| | | | R-C District (17) | TBD |
| | | | State Code – Development in Dam Break Inundation Zones (19) | 9/11 |
| | | | State Code – Traffic Impact Analysis Submission Requirements (21) | TBD |
| | | | Truck Rental Establishments in PRC District (22) | 12/11 |
| | | | Yards – Infill (23) | TBD |
| Total Adopted: 11 | Total Authorized: 0 | Total Otherwise Resolved: 1 | Total Outstanding: 18 | |
| | | | Total Amendments 30 | |

() Denotes paragraph reference on 2011 Priority 1 Work Program – Attachment 3 [Pages 3 thru 8]

Highlights denote the items that have been added to the Priority 1 list subsequent to the Board's 6/22/10 endorsement of the 2010 Work Program.

2011 Priority 1 Zoning Ordinance Amendment Work Program

April 13, 2011

Attachment 2

| Carry Over from 2010 | | | New Priority 1 | |
|----------------------|--|-------------|--|-------------|
| Amendment Authorized | Amendment Being Researched | Target Date | New Amendments | Target Date |
| | Dancing and/or Live Entertainment in Eating Establishments (1) | 8/11 | Grading Plans (3) | 5/11 |
| | Farm Wineries (2) | TBD | Minor Revisions (8) | 9/11 |
| | Gross Floor Area – Cellar Space (4) | 10/11 | P District Recreational Fees (13) | 9/11 |
| | Housing - Independent Living Facilities for Low Income Residents (5) | TBD | State Code - 2011 Session (18) | 7/11 |
| | Housing – Study Allowing Affordable/Work Force Dwellings in C and/or I Districts (6) | 8/11 | State Code – Temporary Health Care Structures (20) | 11/11 |
| | Maintaining Neighborhood Character (7) | TBD | | |
| | Noise (9) | 9/11 | | |
| | Open Space (10) | TBD | | |
| | Outdoor Lighting (11) | 7/11 | | |
| | Parking Reductions in Transit Oriented Areas (12) | 10/11 | | |
| | PDC and PRM Districts - FAR (14) | 10/11 | | |
| | Planned Development Districts (15) | TBD | | |
| | PRC District Density (16) | TBD | | |
| | R-C District (17) | TBD | | |
| | State Code – Development in Dam Break Inundation Zones (19) | 9/11 | | |
| | State Code – Traffic Impact Analysis Submission Requirements (21) | TBD | | |
| | Truck Rental Establishments in PRC District (24) | 12/11 | | |
| | Yards – Infill (23) | TBD | | |
| Total Authorized: 0 | Total Outstanding: 18 | | New Amendments: 5 | |
| | | | <u>Total Amendments 23</u> | |

() Denotes paragraph reference on 2011 Priority 1 Work Program – Attachment 3 [Pages 3 thru 8]

Attachment 3
2011 Priority 1

PROPOSED 2011 PRIORITY 1
ZONING ORDINANCE AMENDMENT WORK PROGRAM
April 13, 2011

Highlighted items are those items that are new to the Priority 1 list. Several of the items listed below are annotated with an asterisk (*) without any projected timeline. Although these items are of importance and are listed on the Priority 1 list, these items may not be completed within the 12 month time frame covered by this Work Program if the other higher priority items place greater demands on staff resources than originally anticipated. Additionally, several of the items listed below are annotated with the abbreviation (EAC), as they are directly aligned with the recommendations of the Fairfax County Economic Advisory Commission as presented in its February, 2011 report.

1. Dancing and/or Live Entertainment in Eating Establishments (EAC - 2010 Priority 1)
Consider requiring special permit or special exception approval to establish dancing and/or live entertainment in eating establishments and to review Chapter 27 of the County Code to ensure all regulatory alternatives for such activities are fully vetted.

August, 2011 authorization to advertise; September, 2011 Planning Commission public hearing; October, 2011 Board of Supervisors' public hearing
 2. Farm Wineries (EAC - 2010 Priority 1)*
Consider adding regulations for farm wineries.

Monitoring amendment efforts in Albemarle and Fauquier Counties
 3. Grading Plans (EAC - New)
Consider revising the 2500 square foot threshold for the amount of soil that may be added or removed without grading plan approval.

May, 2011 authorization to advertise; June, 2011 Planning Commission public hearing; July, 2011 Board of Supervisors' public hearing
 4. Gross Floor Area – Cellar Space (2010 Priority 1)
Review the definition of gross floor area as to how it is calculated for underground space in areas located outside of the PTC District.

October, 2011 authorization to advertise; November, 2011 Planning Commission public hearing; January, 2012 Board of Supervisors' public hearing
-

HOUSING

5. Housing – Independent Living Facilities for Low Income Residents (EAC - 2010 Priority 1)*
Establish a subset of the existing independent living facility use that will serve a population whose annual income is not more than fifty (50) percent of the Washington Metropolitan Statistical Area Median Income (AMI).

This item has evolved from the previous item on the 2010 Priority 1 Work Program pertaining to the establishment of Residential Studios in certain districts. August, 2011 authorization to advertise; September, 2011 Planning Commission public hearing; October, 2011 Board of Supervisors' public hearing

6. Housing – Work Force Dwellings in C and/or I Districts (EAC - 2010 Priority 1)*
Study the implications of allowing ADUs and/or workforce housing units in certain commercial and/or industrial districts, subject to specific standards or by special exception.

This item is a study item pursuant to the Planning Commission's recommendation

7. Maintaining Neighborhood Character (Infill Study, Environmental Improvement Program. EAC - 2010 Priority 1)*
In order to address compatibility issues associated with new residential development in existing residential areas, review methods, such as lot coverage and square footage maximums, in addition to the recently adopted grade amendment.

January 11, 2011 update to the Board on the Zoning Ordinance Amendment Grade amendment recommended no further action at this time.

8. Minor Revisions (2010 Priority 2 and New)
Minor revisions to include the following: (a) Clarify that an error in building location special permit or an administrative reduction in minimum required yards pursuant to Sect. 2-419 can be granted for the location regulation for detached accessory structures that requires such structures be setback a distance of their height from the rear lot line;. (b) Consider allowing the Board of Zoning Appeals in conjunction with the approval of another special permit to approve an error in building location of less than ten percent. (c) Consider revising the application fee for a home child care facility special exception in the PDH, PDC, PRM and PTC Districts to be consistent with the filing fee for a child care center with an enrollment of less than 100 students daily in those districts (EAC); (d) Replace all references to “mental retardation” with the term “intellectual disabilities”; (e) Review the maximum allowable horsepower of common home appliances that can be repaired and serviced in a repair service establishment as many common home appliances exceed the current 5 horsepower limitation; (f) Allow

Attachment 3
2011 Priority 1

rooftop guardrails, which are required under the Building Code to be 3 ½ feet in height, when such roofs are occupied by the public, to be excluded from the building height.

September, 2011 Authorization to Advertise; October, 2011 Planning Commission public hearing; November, 2011 Board of Supervisors' public hearing

9. Noise (EAC - 2010 Priority 1)
Consider revising the regulations in Sect. 108-4-4 of the Noise Ordinance regarding the method of noise measurement as well as establishment of day time and night time noise levels designed to protect the community. Due to a 2009 Virginia Supreme Court Decision, review the nuisance noise provisions of the Noise Ordinance.

September, 2011 Authorization to Advertise; October, 2011 Planning Commission public hearing; November, 2011 Board of Supervisors' public hearing

10. Open Space (Infill Study, Environmental Improvement Program and EAC – 2010 Priority 1)*
Review the definitions and other provisions of the Zoning Ordinance related to open space, including consideration of setting minimum sizes/dimensions for required open space areas and exempting either all or part of stormwater management dry pond facilities from open space calculations; only providing open space credit for innovative BMPs but not for non-innovative BMPs; and allowing credit only for usable open space. Develop a consistent approach to open space preservation as it relates to various existing and proposed elements of the Comprehensive Plan. Review general provisions on open space to clarify that open space credit is only intended for land that is dedicated or conveyed without monetary compensation.

11. Outdoor Lighting (EAC - 2010 Priority 1)
Consider revisions to the outdoor lighting standards pertaining to security lighting, outdoor sports facilities and automatic teller machines to improve the overall effectiveness of such provisions; consider requiring Architectural Review Board review of sports illumination plans and photometric plans that are submitted in Historic Overlay Districts when such plans do not require site plan, special permit, special exception, rezoning or development plan approval; and review single family residential lighting exemptions to consider additional requirements for minimum spacing of lighting fixtures and possible limitations on cumulative allowable initial light outputs.

July, 2011 authorization to advertise; September, 2011 Planning Commission public hearing; October, 2011 Board of Supervisors' public hearing

12. Parking Reductions in Transit Oriented Areas (EAC - 2010 Priority 1)
Consider applying parking maximums and a reduction of the minimum parking

requirements due to transit oriented areas and/or transportation demand management provisions.

This will be addressed with the PDC and PRM Districts – FAR Amendment (See No. 14 below). October, 2011 authorization to advertise; November, 2011 Planning Commission public hearing; January, 2012 Board of Supervisors’ public hearing

13. **P District Recreational Fees (New)**

Consider an adjustment to the per unit recreational expenditure in the PDH, PDC, PRM and PTC Districts. The Board has requested that the required per unit expenditure be reviewed every two years and the last adjustment was adopted by the Board in October 2009.

September, 2011 authorization to advertise; October, 2011 Planning Commission public hearing; November, 2011 Board of Supervisors’ public hearing

14. **PDC and PRM Districts – FAR (Environmental Improvement Program and EAC - 2010 Priority 1)**

Consider increasing the maximum allowable floor area ratio (FAR) as well as other provisions in the PDC and PRM Districts to facilitate the implementation of the Comprehensive Plan recommendations for Revitalization Districts and Areas, Community Business Centers and Transit Station Areas.

October, 2011 authorization to advertise; November, 2011 Planning Commission public hearing; January, 2012 Board of Supervisors’ public hearing

15. **Planned Development Districts (Infill Study, Environmental Improvement Program and EAC– 2010 Priority 1)***

Review of the Planned Development Districts to include a review of the purpose and intent, minimum lot size and open space requirements, General and Design Standards and CDP/FDP submission requirements. Review the following: density credit for RPAs, streams and floodplains; treatment of environmentally sensitive areas and non-environmentally sensitive areas effect on creation and preservation of open space; and review of permitted secondary commercial uses. Also consider allowing waiver of minimum district size for additions to existing PDH or PDC Districts;) consider allowing the Planning Commission to waive 200 foot privacy yards for single family attached dwellings in the PDH and PDC Districts in conjunction with FDP approvals; and consider adding P district design standards to ensure adequate driveway lengths and driveways that can safely and adequately function, particularly in a shared driveway situation. Consider increasing the amount of commercial uses and the amount of residential density that is permitted in a PDH District.

16. PRC District Density (2010 Priority 1)*
Consider possible revisions to the maximum allowable densities and/or persons per acre in the PRC District.

To be processed in conjunction with the Reston Plan update.

17. R-C District (New Millennium Occoquan Task Force Recommendations and EAC - 2010 Priority 1)*
Establish an advisory committee to, among other things, review standards and guidelines associated with special permit, special exception and public uses in the R-C District; review maximum allowable floor area ratios; consider whether standards need to be established for total impervious cover and/or undisturbed open space and review combined impact of the facility footprint and total impervious surface cover, to include parking; and review the Comprehensive Plan to determine if clearer guidance is needed for special permit, special exception and public uses in the Occoquan.

STATE CODE

18. State Code (2011 Session)
Possible revisions resulting from the 2011 General Assembly. (Continuing)
July, 2011 authorization to advertise; September, 2011 Planning Commission public hearing; October, 2011 Board of Supervisors' public hearing
19. State Code – Development in Dam Break Inundation Zones (2010 Priority 1)
Incorporate the new requirements for development in dam break inundation zones.
September, 2011 authorization to advertise; October, 2011 Planning Commission public hearing; November, 2011 Board of Supervisors' public hearing
20. State Code - Temporary Health Care Structures (EAC - New)
Incorporate provisions for temporary health care structures (granny pods).
November, 2011 authorization to advertise; January, 2012 Planning Commission public hearing; February, 2012 Board of Supervisors' public hearing
21. State Code - Traffic Impact Analysis Submission Requirements (2010 Priority 1)*
Codify the Virginia Department of Transportation traffic impact analysis regulations into the zoning application and site plan submission requirements.

Coordinating with Department of Transportation as to the necessity of amending the Ordinance.

22. **Truck Rental Establishments in PRC District (New)**
Consider allowing truck rental establishments in the PRC District as a special exception use and subject to appropriate standards.
- December, 2011 authorization to advertise; January, 2012 Planning Commission public hearing; February, 2012 Board of Supervisors' public hearing***
23. **Yards (Infill Study - 2010 Priority 1)***
Consider revisions to the lot and yard definitions; consider whether front yards should be required from unimproved dedicated rights-of-way.

**PROPOSED 2011
PRIORITY 2 ZONING ORDINANCE AMENDMENT
WORK PROGRAM
April 13, 2011**

**New requests are underlined and those proposed for deletion are reflected by strike-throughs.
Environmental Improvement Program is abbreviated as (EIP)
Business Process Redesign is abbreviated as (BPR)**

SOURCE

ACCESSORY USES, ACCESSORY SERVICE USES AND HOME OCCUPATIONS

- | | | |
|----|--|---------------------------------|
| 1. | Comprehensive review of accessory uses and structures, to include consideration of issues such as: | Board/PC/BZA/ Staff/Industry |
| | (a) The establishment of a maximum height limitation. | |
| | (b) Revisions to the location regulations for uses/structures accessory to residential, commercial and industrial uses. | |
| | (c) Addition of a minimum setback from the side lot line when a freestanding accessory structure is permitted in a front yard. [Added to Priority 2 list in 1990 – No longer an issue for staff.] | |
| | (d) Establishment of a side yard requirement for accessory structures in the PRC District. | |
| | (e) Consider revising the height of accessory structures and accessory storage structures that can be located anywhere in the rear or side yards to be the same. | |
| | (f) Modify the accessory structure location provisions to require a freestanding wind turbine structure to be setback a distance of its height from all property lines. | Board |
| | (g) Review the accessory use limitations to determine whether they adequately address the placement of commercial portable storage containers in commercial districts. | Board |
| | (h) Review the allowable placement of roll-off debris containers-dumpsters in residential districts during home improvement projects | Board |
| 2. | Consider revisions to the accessory service use provisions to include: | BZA/PC |
| | (a) A clearer distinction between accessory service uses and accessory uses. | |

SOURCE

(b) ~~The appropriateness of allowing accessory service uses in office districts.~~
[Added to Priority 2 list in 1998 – No longer an issue.]

(c) The appropriateness of whether office buildings in the retail commercial districts should be allowed to have a small deli as a by right accessory service use instead of requiring special exception approval.

3. Consider the following modifications to the fence provisions:

(a) Allow a fence to be located on a vacant lot even though the fence is an accessory structure and there is no principal use on the lot. Staff

~~(b) Consider revising the methodology used in measuring the height of a fence located on a top of a retaining wall so that the fence height is measured from the base of the retaining wall rather than the top of the retaining wall.~~ *[Added to Priority 2 list in 2009 – The current methodology for measuring fences on top of retaining walls is longstanding and appears appropriate given that there is no standard height for the retaining wall itself.]* BZA

4. Consider the following modifications to the home occupation provisions:

~~(a) Allow massage establishments as a home occupation use or as a home professional office in single family attached dwellings.~~ *[Added to Priority 2 list in 2005 – This was a one time request and never encountered again.]* Board
Citizen

(b) Consider revising the home occupation use limitations to allow a small amount of storage of stock in trade (64 sq. ft.) for a home business conducted via the internet or sales outside of the dwelling unit.

ADMINISTRATION

5. Consider allowing the Board of Supervisors, Planning Commission and Board of Zoning Appeals to set the day or days to which any public hearing shall be continued due to inclement weather or other conditions without further advertisement or posting of the property. Staff/ General Assembly

6. Revise the cluster provisions to return to the pre-2004 status. General Assembly

SOURCE

BOARDS, COMMISSIONS, COMMITTEES

7. Review Par. 7 of Sect. 19-101 to clarify that the Planning Commission has the authority to make recommendations on variance applications to the Board of Zoning Appeals. Staff

COMMERCIAL ZONING DISTRICTS

8. Consider allowing veterinary clinics in the C-3 and C-4 Districts with use limitations or as a special exception use. Staff

DEFINITIONS AND USE LIMITATIONS

9. Review the following definitions: Staff
- (a) private schools
 - (b) streets
 - (c) storage yard
10. Add the following definitions Staff/BPR/BZA
- (a) ~~Building Permits~~ *[Added to Priority 2 list in 1993 and this is no longer an issue.]*
 - (b) ~~servants quarters~~ *[Added to Priority list in 1993. This issue was addressed via an interpretation contained in a 1/14/11 memorandum to the Board.]*
 - (c) establishment for production, processing, etc.
 - (d) storage
 - (e) place of worship
 - (f) colleges and universities
11. Review definition and accessory use provisions for commercial vehicles to determine whether existing provisions are adequate, especially review whether the tractor of a tractor-trailer should be allowed. Board
12. Consider excluding patios from the deck definition in order to facilitate the placement of patios in side yards. Staff
13. Consider allowing the use of pervious pavers in more parking situations in order to reduce the amount of impervious surfaces and stormwater runoff. Board/DPWES
14. Revise definition of Quick-Service Food Store so that small specialty markets are excluded and allowed as retail sales establishments, also revise use limitations regarding allowing quick-service food stores by right in shopping centers. Board/BPR
15. Consider revising the contractors' office and shops definition to clarify that BZA

SOURCE

the use includes establishments used by paving and road contractors and by facilities that install water and sewer pipes.

GENERAL REGULATIONS

16. District Regulation Interpretations – Consider the following:
- (a) Allow the transfer of allowable density or gross floor area from parcels located within an identified sending area to parcels located within an identified receiving area. Board
17. Qualifying Lot and Yard Regulations – Consider the following:
- (a) Allow approval of modifications to the setback requirements from railroads and interstate highways in conjunction with review and approval of SP/SE uses. BPR
 - (b) Review of pipestem lot and yard requirements, to include possible addition of illustrations. BPR
 - (c) Review the existing provisions which allow uncovered stairs and stoops to encroach into minimum required yards. Staff
 - (d) Allow certain lattice screening walls and/or limited trellis-like features on decks for single family dwellings without requiring such features to meet the minimum required yards of the district in which located. Staff
 - (e) Addition of shape factor limitations to the R-C District. Board
 - (f) Consider requiring greater setbacks for proposed construction in areas influenced by tidal flooding. Board's Environmental Committee
18. Qualifying Use and Structure Regulations - Consider the following:
- (a) Consider revising the maximum number of horses that may be maintained on a lot. No. Va. Soil and Water Conservation Dist.
 - (b) ~~Consider allowing chickens to be permitted on lots less than two acres in size in certain situations.~~ [Added to Priority 2 list in 2010. Given the special permit for modification of the keeping of animals, Board elected not to revise existing limitations.] Citizen
 - (c) ~~In order to encourage the use of green roofs and rooftop recreational~~ Industry

SOURCE

~~areas and to codify existing practice, allow rooftop guardrails, which are required under the Building Code to be 3 ½ feet in height, when such roofs are occupied by the public, to be excluded from building height.~~
[Moved to 2011 Priority 1 - No. 8(F)]

HOUSING

19. Consider the following revisions to the ADU program: Staff
- (a) Allow units that are acquired by the Fairfax County Redevelopment and Housing Authority (FCRHA) and are part of any FCRHA affordable housing program to be considered equivalent.
 - (b) Clarify Par. 2B of Sect. 2-812 to indicate that resales can be sold to nonprofits pursuant to the guidelines for new units.
 - (c) Increase the closing cost allowance from 1.5% of the sales price to either the actual closing costs or up to 3%, whichever is less.
 - (d) For resales, allow 3% of closing costs to be part of the sales price so that applicants can apply for closing costs assistance.
 - (e) Establish a for-sale ADU pricing schedule to include the renovation and/or preservation of existing units and condominium conversions.
[Currently under review by consultant.]
 - (f) Consider requiring an ADU bedroom mix of 50% one-bedroom units and 50% two-bedroom units for independent living facilities.
[Place holder until data and resources are available to complete the required survey of independent living facilities in ADUs]
 - (g) Determine whether inheritance laws affect the retention of an ADU within the ADU Program in the event of the death of an ADU owner, and if so, whether an amendment is necessary.
20. Review the Board of Supervisors' accessory dwelling unit policy in Appendix 5 to determine whether updates are necessary. Staff

INDUSTRIAL ZONING DISTRICTS

21. Revise use limitations in I-5 District regarding outdoor storage of trucks and equipment. Board
22. Clarify use limitations in the I-5 and I-6 Districts which allow vehicle light service establishments by right. Also consider allowing this use by right in other C and I Districts. BPR

SOURCE

LANDSCAPING & SCREENING

23. Comprehensive review of landscaping and screening provisions to include:
- (a) Appropriateness of modification provisions. BPR/Staff
 - (b) Address issue of requirements when property abuts open space, parkland, including major trails such as the W&OD) and public schools. *[May be partially addressed in conjunction with 2011 Priority 1 – No. 10 which pertains to open space and stormwater management issues.]* Staff/EIP
 - (c) Increase the parking lot landscaping requirements. Tree Action Plan/EIP
 - (d) Include street tree preservation and planting requirements. Tree Action Plan
 - (e) Consider requiring the use of native trees and shrubs to meet the landscaping requirements for developments along Richmond Highway. Board
24. Evaluate opportunities to include provisions that support and promote sustainable principles in site development and redevelopment, including the application of better site design, Low Impact Development (LIDs) and natural landscaping practices. *[May be addressed in conjunction with 2011 Priority 1 – No. 10 which pertains to open space and stormwater management issues.]* Tree Action Plan

NOISE ORDINANCE – CHAPTER 108 OF THE COUNTY CODE

25. Comprehensive review of this Chapter to determine if any changes are necessary and to include the consideration of:
- (a) The addition of provisions to regulate helicopter noise at helicopter landing sites. Board/EQAC
 - (b) The addition of leaf blower provisions. Board/Citizens
 - (c) ~~The appropriateness of shifting the responsibility of dealing with trash truck noise complaints from the Zoning Administrator to the Solid Waste Disposal and Resource Recovery Division.~~ *[Added to Priority 2 in 2004. The responsibility has been shifted to the Department of Public Works and Environmental Services via an agreement, and this arrangement has been working well.]* Staff

SOURCE

- (d) ~~Consider adding an automatic escalating increase in penalties for multiple noise violations from the same set of operative facts. [Added to Priority 2 List in 2009 – There is no authority under the Code of Virginia to add such an automatic escalating increase in penalties.]~~ Citizen

NONCONFORMITIES – ARTICLE 15

26. Comprehensive review and study, to include addition of provisions to address situations resulting from condemnation of right-of-way by public agencies. Staff/BPR

OVERLAY DISTRICTS

27. Airport Protection Overlay District - Establish an Airport Protection Zoning Overlay District for Dulles International Airport, Ronald Reagan National Airport and Davison Airfield Board

28. ~~Commercial Revitalization Districts – Consider any needed revisions to the commercial revitalization districts which may result from the adoption of the special area studies for these areas. [This has been incorporated into 2011 Priority 1 – No. 14.]~~ Board

29. Historic Overlay Districts - Consider the following revisions to the Historic Overlay Districts:

- (a) ~~Revise the Woodlawn Historic Overlay District to accommodate a proposal for a hotel with a height in excess of 35 feet. [Added to the Work Program in 1998 – Based on a proposal that is no longer actively being pursued.]~~ Board

- (b) Consider establishing an historic overlay district for the Lorton Correctional Facility (Laurel Hill). Board

- (c) Consider requiring all demolition permits for structures listed on the County Inventory of Historic Places to be reviewed by the History Commission prior to the issuance of the permit. History Commission

- (d) Establish an historic overlay district for Mason Neck. Board

SOURCE

PARKING REQUIREMENTS

- | | |
|---|-------------|
| 30. Study parking requirements for: | Board/Staff |
| (a) funerals homes | |
| (b) places of worship | |
| (c) child care centers and nursery schools | |
| 31. Consider reducing the minimum required parking requirement for all retail and retail mixed projects and not only those projects that are located near mass transit. <i>[This item has been incorporated in part in 2011 Priority 1 – No. 14.]</i> | Industry |
| 32. Consider limiting the amount of pavement for driveways and parking that can be provided in the front yard of single family detached lots in the R-5 and R-8 Districts. | Citizen |

PLANNED DEVELOPMENT DISTRICTS

- | | |
|---|----------------|
| 33. Consider the following revisions to the PDH and PDC Districts: | Staff |
| (a) Correct inconsistency in PDH District regulations concerning amount of permitted secondary commercial uses. | |
| (b) Clarify limitations on office as a secondary use in Sect. 6-105. | |
| 34. Consider allowing vehicle sales and rental establishments in the PDC and PRM Districts with use limitations and special exception approval. | Citizen/PC/EIP |

PERFORMANCE STANDARDS

- | | |
|---|-------|
| 35. Review the earthborn vibration performance standards for quarries to facilitate proper enforcement. | Staff |
|---|-------|

SOURCE

SIGNS

36. Review the sign provisions to include the consideration of:
- (a) Allowing auto parks to have the same freestanding signs as currently permitted for an office park. Board
 - (b) Allowing, by special permit, off-site signs based on hardships due to topography or visibility. Board
 - (c) Allowing office parks and industrial parks comprised of a single tenant to be deemed an office/industrial park by revising the definition and to expand or modify the sign provisions for office/industrial parks. Board
 - (d) Review regulations pertaining to temporary political campaign signs. Board
[Given questions regarding legal implications, this item is a place holder until such issues can be addressed.]

SPECIAL EXCEPTIONS/SPECIAL PERMIT USES

37. Consider allowing BZA to modify or waive general standards when uses are proposed for existing structures and/or lots. BPR
38. Consider deletion of requirement for extension requests to be submitted 30 days prior to an expiration date, consistent with renewal requests. Staff
39. Allow BZA to modify special permit additional standards. BPR

SPECIAL EXCEPTION USES

40. Category 2 Heavy Public Utility Uses – Consider the deletion of special exception requirement in the I-5 District for storage yards and office/maintenance facilities in conjunction with public utility uses, so these uses will be allowed by right, which will eliminate need for two public hearings. BPR
41. Category 5 Commercial and Industrial Uses of Special Impact – Consider the appropriateness of the list of heavy industrial uses. Staff
42. Category 6 Miscellaneous Provisions Requiring Board of Supervisors' Approval – Consider allowing the Board of Supervisors to increase the maximum building height limitations with special exception approval for residential uses. Staff

SOURCE

SPECIAL PERMIT USES

43. Group 1 Extraction and Excavation Uses - Consider expanding the number of property owners that are required to be notified for the renewal of a special permit for a quarry. Board
44. Group 4 Community Uses – Consider the following:
- (a) Consider allowing community uses to be approved via development plans in the rezoning process in lieu of requiring special permit approval. Staff/BPR
- (b) ~~Incorporate use of community clubs, swimming and tennis clubs into other existing special permit uses to reduce confusion.~~ *[Added to Priority 2 list in 1993 – This is no longer an outstanding issue.]* BPR

SPECIAL PERMITS – GROUP 5 COMMERCIAL RECREATIONAL USES

45. ~~Group 5 Commercial Recreation Uses~~ – ~~Consider revising the special permit standard for commercial recreation uses, which precludes the location of a commercial recreational building within 100 feet of any adjoining residentially zoned property, to allow a lesser setback when the adjoining residentially property is used for a purpose other than dwelling, such as a community pool.~~ *[Added to Priority 2 list in 2000 – Was a one time issue and never encountered again.]* Citizen
46. Group 9 Uses Requiring Special Regulations – Consider the following:
- (a) Revise the reduction of certain yard special permit additional standards to increase the allowable size of an addition and to allow the complete teardown and rebuild of a structure. Board/PC
- (b) Revise the accessory dwelling unit submission requirements, occupancy and lot size limitations. Board

SUBMISSION REQUIREMENTS

47. Revise submission requirements to include identification of heritage resources; and consider expanding the archaeological survey submission requirements to be applicable to all zoning applications and not only those applications located in Historic Overlay Districts. Plan/Board
48. Consider adding specificity to the submission requirements for Comprehensive Sign applications. Staff

SOURCE

- | | |
|--|-------------------------|
| 49. Consider adding an environmental site assessment submission requirement for site plans and certain zoning applications. | General Assembly |
| 50. Consider the strengthening of zoning application submission requirements to require the submission of a preliminary utility plan where utility construction could conceivably result in clearing of trees. | Tree Action Plan/EIP |

USES

- | | |
|--|-------------|
| 51. Review regulations related to: (a) adult day care (b) adult video stores (b) “doggie” day care (c) sports arenas, stadiums | Staff/Board |
| 52. Review the drug paraphernalia regulations to determine whether changes are necessary due to State Code revisions. | Staff |

**Attachment 5
New Requests**

**NEW AMENDMENT REQUESTS SINCE JUNE 22, 2010 ENDORSEMENT OF
2010 ZONING ORDINANCE WORK PROGRAM
April 13, 2011**

A total of 11 new amendment requests have been received, and of those, one has been adopted, 9 have been placed on either the 2011 Priority 1 or 2 list, and no amendment is required for one.

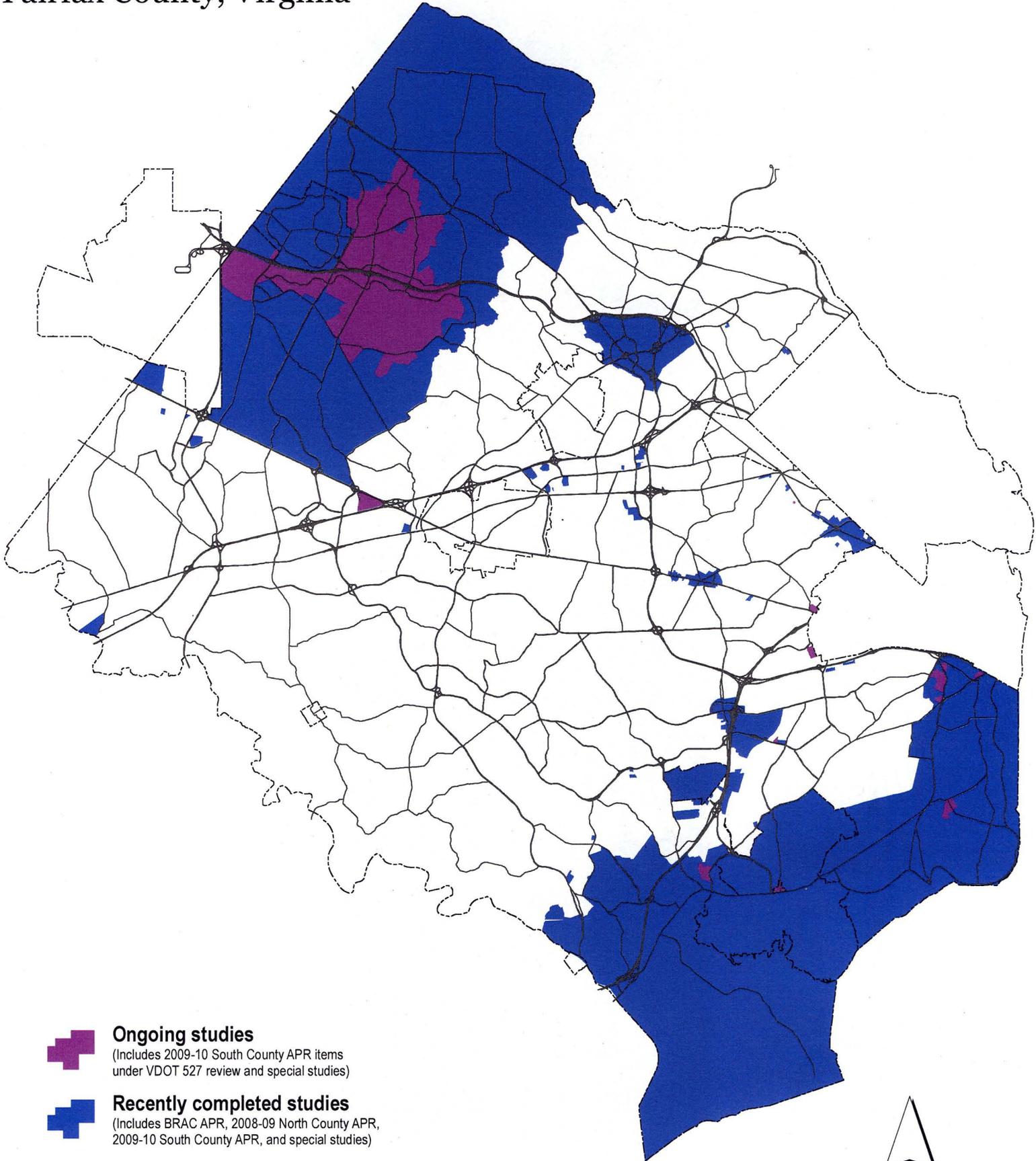
1. Detached Accessory Structures – Clarify that an error in building location special permit or an administrative reduction in minimum required yards pursuant to Sect. 2-419 can be granted for the location regulation for detached accessory structures that requires such structures be setback a distance of their height from the rear lot line. (Staff) [**Priority 1 – No. 8(a)**]
2. Error in Building Location – Consider allowing the Board of Zoning Appeals in conjunction with the approval of another special permit to approve an error in building location of less than ten percent. (Staff) [**Priority 1 – No. 8(b)**]
3. Fences – Require that the side of a fence facing an adjoining residential property be finished. Specifically do not allow unfinished cinderblock to face the adjoining residential property. (Citizen) [**No Amendment Necessary**]
4. Grading Plans – Consider revising the 2500 square foot threshold for the amount of soil that may be added or removed without grading plan approval. (Staff) [**Priority 1 – No. 3**]
5. Home Child Care Facilities in P Districts – Consider revising the application fee for a home child care facility special exception in the PDH, PDC, PRM and PTC Districts to be consistent with the filing fee for a child care center with an enrollment of less than 100 students daily in those districts. (Staff) [**Priority 1 – No. 8(c)**]
6. Intellectual Disabilities – Replace all references to “mental retardation” with the term “intellectual disabilities”. (Board 2/8/11) [**Priority 1 – No. 8(d)**]
7. P District Recreational Fees – Consider an adjustment to the per unit recreational expenditure in the PDH, PDC, PRM and PTC Districts. The Board has requested that the required per unit expenditure be reviewed every two years and the last adjustment was adopted by the Board in October 2009. (Board 5/7/07) [**Priority 1 – No. 13**]

**Attachment 5
New Requests**

8. Repair Service Establishments – Review the maximum allowable horsepower of common home appliances that can be repaired and serviced in a repair service establishment as many common home appliances exceed the current 5 horsepower limitation. (Staff) **[Priority 1 – No. 8(e)]**
9. Site Plan Fees – Consider revising the site plan fees based on increases to the Consumer Price Index and relocating the site plan fees and other development fees to a new Appendix Q of the County Code. (Board/Staff) **[Adopted 4/12/11]**
10. State Code (Temporary Health Care Structures) – Incorporate provisions for temporary health care structures (granny pods). (2010 Virginia General Assembly) **[Priority 1 – No. 20]**
11. Truck Rental Establishments in PRC District – Consider allowing truck rental establishments in the PRC District as a special exception use and subject to appropriate standards. (Board 1/25/11) **[Priority 1 – No. 22]**

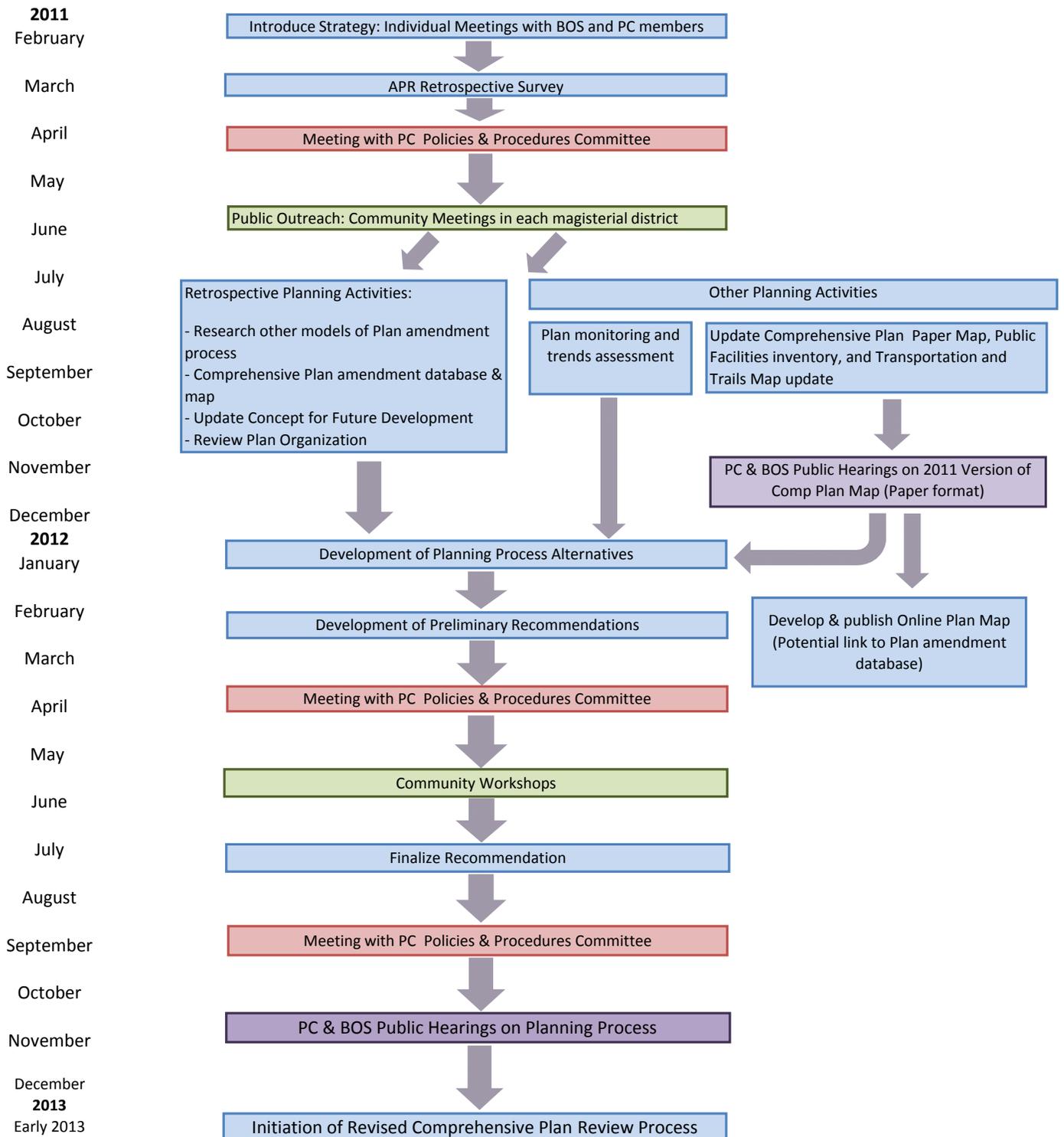
Recent Planning Activities

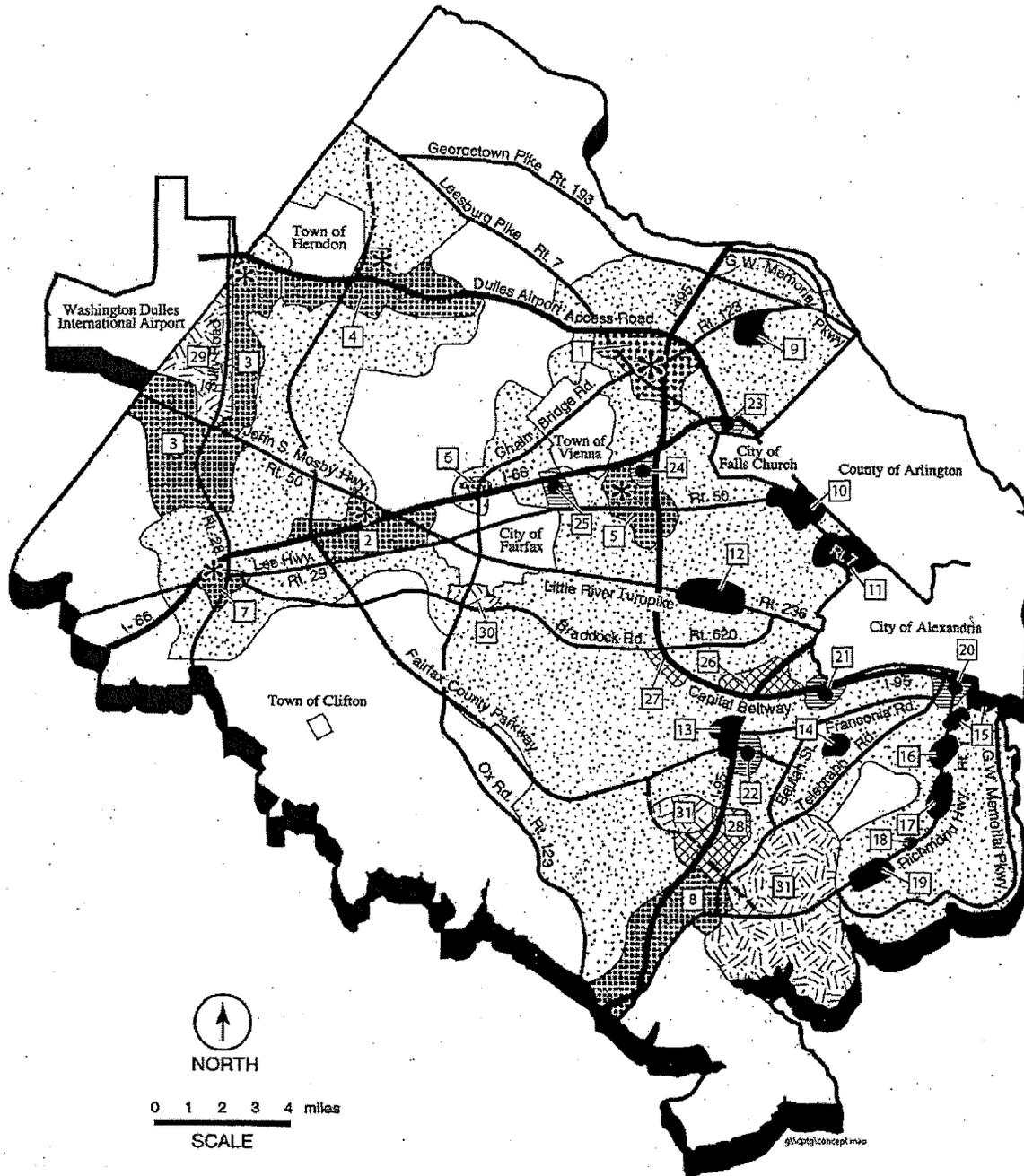
Fairfax County, Virginia



Timeline for the 2011-2012 APR Retrospective and Planning Process Review

April 20, 2011





CONCEPT MAP

FIGURE 2

CONCEPT MAP FOR FUTURE DEVELOPMENT

CONCEPT MAP FOR FUTURE DEVELOPMENT

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 North Area)

LEGEND

 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

SUMMARY: LAND CLASSIFICATION SYSTEM

Suburban Neighborhood:

- are the County's stable residential neighborhoods which are to be protected and enhanced by assuring compatible relationships between uses;
- contain a wide range of housing types, as well as supporting neighborhood-serving commercial uses, public facilities, and institutional uses; and
- have a variety of residential densities with the lowest category being 0.5 to 1.0 DU/AC and the greatest 16 to 20 DU/AC, depending upon location, and maximum allowable non-residential intensities of 0.15 to 0.25 FAR; Special Exception and Special Permit Uses may be appropriate at higher intensities provided that such intensities are determined to be compatible with the surrounding area.

Low Density Residential Areas:

- include ecologically significant areas;
- will achieve environmental protection primarily by restricting growth to large lot residential development;
- have allowable residential densities of 0.1 to 0.2 DU/AC or 0.2 to 0.5 DU/AC depending upon location;
- have maximum allowable non-residential intensities of 0.05 FAR to 0.10 FAR, depending on location; Special Exception and Special Permit uses may be appropriate at a higher intensities provided that such intensities are determined to be compatible with the surrounding area.

Tysons Corner Urban Center:

- contains a mixture of high intensity office, retail, and residential uses in a pedestrian-oriented, urban environment;
- consists of one or more core areas of highest intensity uses and peripheral areas of somewhat lessening intensities;
- has potential intensity for a core of 0.50 to 1.5 FAR, with intensities above 1.0 FAR limited to commercial/residential mixed-use projects;
- has potential intensities of 0.25 to 1.0 FAR in the non-core areas (with intensities above 0.70 FAR generally limited to commercial/residential mixed use projects);
- areas adjacent to single-family neighborhoods should be generally from 0.25 to 0.50 FAR;
- has potential residential densities of 35 to 60 DU/AC for a core area and densities of 8 to 45 DU/AC for the non-core areas (areas adjacent to single-family neighborhoods should be generally from 8 to 25 DU/AC);
- requires TSM programs which encourage the use of transit, carpools, and vanpools;
- makes planning provisions for transit alternatives.

Suburban Centers:

- encourage a complementary mixture of office, retail, and residential uses in a cohesive, low to moderate-intensity setting;
- contain core areas with a relatively greater intensity and more urban characteristics;
- have potential intensities of 0.30 to 0.80 FAR for cores and 0.15 to 0.30 FAR for non-core areas;
- have potential residential density ranges of 15 to 35 DU/AC for cores and 5 to 25 DU/AC for non-core areas;
- employ TSM programs to minimize traffic congestion.

Community Business Centers:

- include retail, office, cultural and residential uses in a community-scale, pedestrian-oriented setting;
- represent community focal points and include cultural, recreational, and institutional uses;
- have potential intensities of up to 0.70 for designated cores and of 0.20 to 0.50 FAR for non-core areas, and residential densities of 5 to 25 DU/AC (higher residential density may be allowed as part of mixed-use projects within designated cores).

Transit Station Areas:

- TSA boundaries are strongly influenced by the area's access characteristics and the relationship of the station to surrounding stable neighborhoods.
- are intended to optimize the development opportunities associated with rapid rail stations while maintaining the stability of existing, nearby land uses;
- allow a mixture of residential, office, and retail uses in accord with existing Metro Area Plans and future Transit Station Areas Plans; and provide opportunities for joint public-private development within these areas; and
- have potential intensity ranges of 0.30 to 1.0 FAR and potential residential density ranges of 8 to 45 DU/AC.

Industrial Areas:

- are intended primarily to provide suitable locations for industrially-related uses;
- generally limit future office uses to those which are accessory to the area's industrial uses;
- have potential intensity for industrial uses of 0.25 to 0.50 FAR;
- have potential intensity for offices uses of 0.15 to 0.25 FAR where such areas are specified in the Area Plan;
- consider replanning portions of Industrial Areas to Area Plan residential use designations only when a residential use will be compatible with adjacent existing and future uses.

Large Institutional land Areas:

- include publicly owned – state or federal – holdings;
- are not subject to the normal County review processes; and
- should encourage state and federal agencies to develop or redevelop their holdings only when plans are coordinated with the County.

Concept for Future Development: Maximum Intensity Comparison

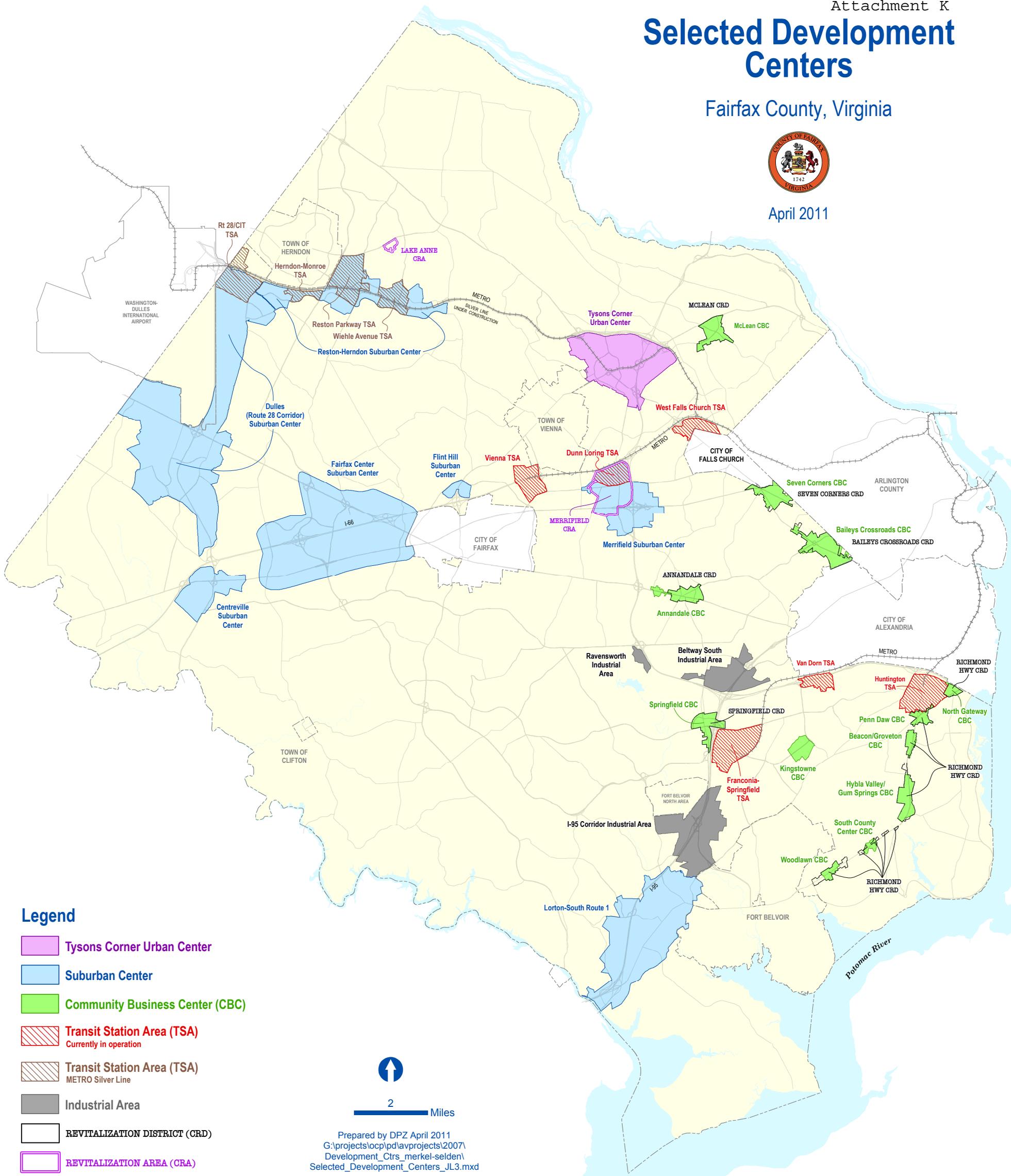
| URBAN CENTER | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): CORE 1.5 FAR; NON-CORE 1.0 FAR |
|---------------------------------------|---------|---|---|
| Tysons Corner | 2,140 | No Max. w/in 1/4 mile of Metro | Exceeds |
| SUBURBAN CENTER | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): CORE .8 FAR; NON-CORE .3 FAR |
| Reston- Herndon | 2,034 | 2.5 | Exceeds |
| Dulles | 6,764 | 3.5 | Exceeds |
| Merrifield | 1,551 | 2.25 | Exceeds |
| Centreville | 884 | 0.6 | Exceeds Non-Core |
| Fairfax | 5,527 | 1.0 | Exceeds |
| Lorton-South Route 1 | 3,519 | 0.35 | Exceeds Non-Core |
| Flint Hill | 149 | 0.4 | No designated Core. Exceeds Non-Core |
| TRANSIT STATION AREA | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): CORE 1.0 FAR |
| Van Dorn Metro Stn | 191 | 1.0+ | Exceeds |
| Dunn Loring Metro Stn | 287 | 2.25 | Exceeds |
| Rt. 28 Metro Stn - north | 46 | 2.8 | Exceeds |
| Vienna | 352 | 2.25 | Exceeds |
| West Falls Church | 234 | 1.25 | Exceeds |
| Franconia-Springfield | 676 | 1.82 | Exceeds |
| Huntington Transit Station Area | 604 | 3.0 | Exceeds |
| COMMUNITY BUSINESS CENTER | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): CORE .7 FAR; NON-CORE .5 FAR |
| McLean | 265 | 1.25 | Exceeds |
| Seven Corners | 255 | 0.7 | No core. Exceeds non-core. |
| Baileys Crossroads | 453 | n/a | Expressed in terms of allowable square footage. |
| Annandale | 237 | n/a | The form, design and height is planned instead of FAR. |
| Kingstowne | 192 | n/a | No intensities listed |
| Springfield (West) | 251 | 1.6 | Exceeds |
| Woodlawn | 75 | 1.5 | Exceeds |
| North Gateway CBC | 168 | 1.6 | Exceeds |
| Penn Daw | | 1.5 | Exceeds |
| Beacon Groveton | 93 | above 1.0 (no max) | Exceeds Non-Core |
| Hybla Valley | 239 | 0.7 | Exceeds Non-Core |
| South County | 52 | 0.7 | Exceeds Non-Core |
| Woodlawn | 75 | 1.5 | Exceeds Non-Core |
| SUBURBAN NEIGHBORHOOD | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): CORE .8 FAR; NON-CORE .3 FAR; 16-20 du/ac |
| Between Hybla Valley and South County | n/a | 30 du/ac | Exceeds |
| Between South County and Woodlawn | n/a | 0.5 | Exceeds Non-Core |
| Outside Woodlawn | n/a | 0.5 | Exceeds Non-Core |
| INDUSTRIAL AREA | ACREAGE | MAX FAR REC. | REC. INTENSITY (MAX): Industrial .5 FAR; Office .25 FAR |
| I-95 Corridor | 1,495 | .9 (industrial), 1.6 (office and hotel) | Exceeds |
| Beltway South | 702 | 1.0 (industrial), .50 (office and retail) | Exceeds |
| Ravensworth | 94 | .3 (industrial) | Does not exceed |

Selected Development Centers

Fairfax County, Virginia



April 2011



Legend

- Tysons Corner Urban Center
- Suburban Center
- Community Business Center (CBC)
- Transit Station Area (TSA)
Currently in operation
- Transit Station Area (TSA)
METRO Silver Line
- Industrial Area
- REVITALIZATION DISTRICT (CRD)
- REVITALIZATION AREA (CRA)



2 Miles

Prepared by DPZ April 2011
 G:\projects\locp\pd\avprojects\2007\Development_Ctrs_merkel-selden\Selected_Development_Centers_JL3.mxd

PRINT

CLOSE

2011-2012 Area Plans Review Retrospective Fairfax County Department of Planning & Zoning

Results Overview



Date: 6/15/2011 7:29 AM PST
 Responses: Completed
 Filter: No filter applied

The following survey contains 28 questions. The questions ask about your experience with the most recent Area Plans Review (APR) cycle, which includes the 2008-2009 North County and 2009-2010 South County processes, and about planning in general within Fairfax County. The survey will be used to gain preliminary feedback on the current APR process and to improve future planning efforts in Fairfax County. Click "Submit" to enter survey.

Part I: Demographic/Background Questions The following questions are demographic questions related to participant involvement in the most recent APR cycle.

1. What was your primary role in 2008-2009 North County and/or the 2009-2010 South County Area Plans Review process?

| | | | |
|-------------------------------------|--|-----|------|
| Property owner as nominator | | 8 | 6% |
| Agent for the property owner | | 11 | 9% |
| Task force member | | 27 | 21% |
| County staff | | 22 | 17% |
| Elected/appointed official or staff | | 6 | 5% |
| Interested community member | | 33 | 26% |
| Other, please specify | | 20 | 16% |
| Total | | 127 | 100% |

2. In which Supervisor District(s) did you primarily participate during the 2008-2009 North County APR cycle and/or the 2009-2010 South County APR cycle?

| | | | |
|---|--|----|-----|
| Hunter Mill | | 7 | 6% |
| Sully | | 11 | 9% |
| Dranesville | | 7 | 6% |
| Providence | | 20 | 16% |
| Mason | | 16 | 13% |
| Braddock | | 3 | 2% |
| Springfield | | 12 | 9% |
| Lee | | 15 | 12% |
| Mount Vernon | | 49 | 39% |
| I did not participate in the last APR cycle | | 20 | 16% |
| Not Applicable | | 5 | 4% |

3. Do you consider yourself to be an active participant in the land use process outside of APR?

| | | | |
|-----------------------|--|-----|------|
| Yes | | 87 | 69% |
| No | | 31 | 24% |
| Other, please specify | | 9 | 7% |
| Total | | 127 | 100% |

4. Was the most recent APR cycle (North and/or South County) your first experience with APR or did you participate in past cycles?

| | | | |
|--------------------------------------|--|-----|------|
| First experience | | 38 | 30% |
| Past cycles | | 70 | 55% |
| I did not participate in any cycles. | | 17 | 13% |
| Other, please specify | | 2 | 2% |
| Total | | 127 | 100% |

5. Rank your usage of the following sources of accessing information about the APR process (1= did not use at all and 5= used frequently).

| Top number is the count of respondents selecting the option. Bottom % is percent of the total respondents selecting the option. | 1 | 2 | 3 | 4 | 5 | N/A |
|---|-----------|-----------|-----------|-----------|-----------|-----------|
| DPZ website | 20 16% | 17 13% | 12 9% | 25 20% | 43 34% | 10 8% |
| Community or HOA meetings | 23 18% | 15 12% | 16 13% | 27 21% | 26 20% | 20 16% |
| Public hearings | 22 17% | 9 7% | 23 18% | 22 17% | 35 28% | 16 13% |
| DPZ mailings | 40 31% | 19 15% | 15 12% | 13 10% | 19 15% | 21 17% |
| DPZ email listserv | 37 29% | 8 6% | 23 18% | 19 15% | 22 17% | 18 14% |
| Magisterial District Supervisor's office | 32 25% | 13 10% | 21 17% | 23 18% | 19 15% | 19 15% |

Part II: Questions about the existing APR process The following questions are based on changes to the process that have been made since 2007, within the 2008-2009 North County and 2009-2010 South County APR cycle. The questions are based on specific parts of the APR process and are not intended to be a comprehensive review of the entire process.

Community Participation and Information Awareness

6. To conduct community outreach and interaction, the county held meetings between staff and nominators prior to nomination submission, broadcasted programs on Channel 16, and sent out notification letters to neighbors of the nominated properties. How do you think these efforts affected the process?

| | | | |
|--|--|-----|------|
| The efforts improved the process. | | 54 | 43% |
| The efforts did not affect on the process. | | 11 | 9% |
| The efforts slowed down the process. | | 3 | 2% |
| I was not aware of any of these efforts. | | 42 | 33% |
| Not Applicable | | 7 | 6% |
| Other, please specify | | 9 | 7% |
| Total | | 126 | 100% |

7. The county increased the amount of information related to APR on the Department of Planning and Zoning website with the clickable map of nominations, task force meeting schedules, and publication of staff reports prior to task force meetings, and real-time status information about the nominations. Did these efforts improve access to information?

| | | | |
|----------------|--|-----|------|
| Yes | | 96 | 76% |
| No | | 15 | 12% |
| Not Applicable | | 16 | 13% |
| Total | | 127 | 100% |

8. A screening process at the beginning of each of the APR processes worked to remove or defer into a special study any nominations that were not consistent with adopted county policy, did not have adequate justification, or involved large land areas or highly complex issues. Do you think that any of the nominations that were reviewed should have been removed or deferred into a special study?

| | | | |
|----------------|--|-----|------|
| Yes | | 32 | 25% |
| No | | 35 | 28% |
| Don't know | | 56 | 44% |
| Not Applicable | | 3 | 2% |
| Total | | 126 | 100% |

9. The intent of the APR process is to provide an opportunity for anyone to participate in Fairfax County's land use planning process. Do you think the current process achieves this goal? Please explain.

| | | | |
|-----------------|--|----|-----|
| Yes | | 70 | 55% |
| No | | 42 | 33% |
| Not Applicable | | 4 | 3% |
| Please Explain: | | 51 | 40% |

APR Guidelines and Process

10. Staff provided impact analyses of important issues related to land use, transportation, schools, parks, etc. at the task force meetings and in the preliminary staff report. Was sufficient information given at the task force meeting to make an informed recommendation of the nomination?

| | | | |
|----------------|--|-----|------|
| Yes | | 77 | 61% |
| No | | 22 | 17% |
| Not Applicable | | 28 | 22% |
| Total | | 127 | 100% |

11. Was there enough time for staff and the nominator to present the nomination and impact analyses at the task force meetings?

| | | | |
|----------------|--|-----|------|
| Yes | | 63 | 50% |
| No | | 37 | 29% |
| Not Applicable | | 27 | 21% |
| Total | | 127 | 100% |

12. Were members of the community who were not part of the task force permitted to participate at the task forces that you attended? Please explain, if necessary.

| | | | |
|--|--|----|-----|
| Yes, the community was allowed to participate | | 82 | 66% |
| No, the community was not allowed to participate | | 12 | 10% |
| Not Applicable | | 30 | 24% |
| Please Explain: | | 16 | 13% |

13. Are you aware of a standing district land use committee that reviews Plan amendments, apart from the APR task force?

| | | | |
|-----|--|----|-----|
| Yes | | 58 | 46% |
|-----|--|----|-----|

| | | | |
|----------------|---|----|-----|
| No |  | 68 | 54% |
| Please Explain |  | 13 | 10% |

14. If you are aware of another standing land use committee that reviews nominations apart from the APR task force, would you be able to attend the committee's meeting to express your opinion?

| | | | |
|----------------|---|-----|------|
| Yes |  | 49 | 40% |
| No |  | 14 | 11% |
| Don't know |  | 33 | 27% |
| Not Applicable |  | 27 | 22% |
| Total | | 123 | 100% |

15. The nomination form was modified to elicit a better description of what the proposed development would look like (land use, square feet, building type, height, and parking). Did this change result in a clearer vision of the proposal?

| | | | |
|----------------|---|-----|------|
| Yes |  | 81 | 65% |
| No |  | 19 | 15% |
| Not Applicable |  | 25 | 20% |
| Total | | 125 | 100% |

16. The APR guidelines prohibit changes to the character, increasing the intensity, and expanding the geographic boundary of the nominations that were accepted. Should any of these changes be allowed? Please explain.

| | | | |
|-----------------|---|----|-----|
| Yes |  | 52 | 41% |
| No |  | 51 | 40% |
| Not Applicable |  | 19 | 15% |
| Please Explain: |  | 52 | 41% |

17. In some cases, up to two different land use scenarios were submitted as part of a nomination for mixed-use. Did this approach provide adequate flexibility in the formation of the nomination?

| | | | |
|----------------|---|-----|------|
| Yes |  | 65 | 52% |
| No |  | 21 | 17% |
| Not Applicable |  | 38 | 31% |
| Total | | 124 | 100% |

18. Deadlines for clarifying the nomination during the nomination acceptance period and for withdrawing a nomination were established. Did these deadlines positively or negatively affect the process? Please explain.

| | | | |
|-----------------|---|----|-----|
| Positively |  | 71 | 57% |
| Negatively |  | 13 | 10% |
| Not Applicable |  | 37 | 30% |
| Please Explain: |  | 24 | 19% |

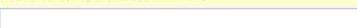
Part II: Broader questions about comprehensive planning The section contains multiple-choice questions about planning in general terms.

Community Involvement

20. When should the community first be involved in the planning process?

| | | | |
|---|---|-----|------|
| At the beginning of planning process, when issues are identified. |  | 81 | 64% |
| Once issues are identified and recommendations need to be made. |  | 34 | 27% |
| After recommendations and preliminary plans are made. |  | 2 | 2% |
| The community should not be involved. | | 0 | 0% |
| Other, please specify |  | 9 | 7% |
| Total | | 126 | 100% |

21. How should the community be involved in the planning process?

| | | | |
|---|---|-----|------|
| Representatives of community organizations and neighborhood associations should be appointed or invited to a task force or working group to assist in the development and review of the Plan recommendations. |  | 60 | 48% |
| Anyone who is interested in the planning process should be able to assist in the development and review of the Plan. |  | 53 | 42% |
| Other, please specify |  | 13 | 10% |
| Total | | 126 | 100% |

Process for Comprehensive Plan Review

23. The review of the Comprehensive Plan should be based on:

| | | | |
|--|---|------------|-------------|
| Political boundaries, such as Supervisor District |  | 26 | 21% |
| Planning area boundaries, such as Planning Areas, Planning Districts, and Community Planning Sectors |  | 29 | 23% |
| Distinct areas, such as urban centers, suburban neighborhoods, revitalization areas, transit station areas, and community business centers |  | 50 | 40% |
| Other, please specify |  | 19 | 15% |
| Total | | 124 | 100% |

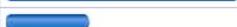
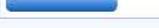
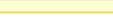
24. How often should review of the Comprehensive Plan take place?

| | | | |
|---|---|------------|-------------|
| On a rolling basis whenever an issue is raised about its guidance |  | 39 | 31% |
| On a regular cycle whether an issue is raised or not. |  | 71 | 57% |
| Other, please specify |  | 14 | 11% |
| Total | | 124 | 100% |

25. If you are familiar with past Fairfax County planning efforts, which type of planning process results in more thorough analyses and thoughtful conclusions about proposed Plan changes?

| | | | |
|--|---|------------|-------------|
| Area Plans Review (APR) |  | 27 | 22% |
| "Out of Turn" Plan Amendments |  | 17 | 14% |
| Special Studies |  | 36 | 29% |
| I am not familiar with Fairfax County planning efforts |  | 31 | 25% |
| Other, please specify |  | 13 | 10% |
| Total | | 124 | 100% |

26. Which type of planning process results in more timely review of proposed Plan changes?

| | | | |
|--|---|------------|-------------|
| Area Plans Review (APR) |  | 32 | 26% |
| "Out of Turn" Plan Amendments |  | 38 | 31% |
| Special Studies |  | 12 | 10% |
| I am not familiar with Fairfax County planning efforts |  | 25 | 20% |
| Other, please specify |  | 17 | 14% |
| Total | | 124 | 100% |

27. Which statement best represents your view on how the Comprehensive Plan should be reviewed:

| | | | |
|--|---|------------|-------------|
| At a parcel level (single or multiple parcels) |  | 18 | 15% |
| As part of an identified study area |  | 52 | 42% |
| At a Supervisor District level |  | 28 | 23% |
| For County as a whole |  | 14 | 11% |
| Other, please specify |  | 12 | 10% |
| Total | | 124 | 100% |

Observations from the 2011-2012 Area Plans Review Retrospective (APR) Survey

April 20, 2011

Survey duration: March 22- April 14, 2011

The following observations are based on 128 completed surveys out of 296 total visits to the website. The 83 partially completed surveys were not counted towards the observations.

Characterization of Respondents:

- The highest response rate of the completed surveys was from interested community members (26%) or task force members (21%). Note: the number of participant types is not equal. For example, there are fewer elected or appointed office and staff involved than task force members.
- Participants involved in the Mount Vernon District (39%) had the highest response rate, while Braddock District had the fewest (2%). Note: the respondents were allowed to select up to three supervisor districts in which they participated. Response rates may be related to the number of nominations in the district or the level of survey advertising.
- Most respondents considered themselves active participants in land use process outside of the APR process (69%) and have participated in past cycles before the 2008-2009 North County and the 2009-2010 South County cycle (55%).

Highlights of APR Successes:

- Accessibility of information on the DPZ website was beneficial to the majority of respondents, as the website was accessed frequently or somewhat frequently (54%- Question (Q) 5). The majority of respondents (76%) also felt that the clickable map and postings of schedules and staff reports online improved their access to information (Q7).
- Additional outreach methods, such as television programs and adjacent property notification letters seemed to improve the process for a high number of respondents (43%), but additional outreach should be done as 33% of responses were not aware of these methods (Q4).
- Providing additional detail about the nominations and their impacts earlier in the process was beneficial to the majority of the respondents: for example, impact analyses available at task force meetings and in the preliminary staff reports (61%-Q10), more details on nominations form (65%- Q15), and clarification deadlines (57%- Q18)
- The majority of the respondents preferred regularity to a review process (Q24)
- APR is seen as an opportunity for anyone to participate in land use process Q9, 12, 14)

Highlights of APR Challenges:

- Moderate success was achieved with the screening of nominations. An almost equal number of respondents said that the nominations were screened successfully and unsuccessfully (25%-28%, Q8).
- Equal numbers of responses were received about whether or not changes to nominations mid-process should be allowed (41%- 40%- Q16).
- Thoroughness of analyses and conclusions of special studies somewhat preferred over APR (29% to 22%- Q25).
- Timeliness of out of turn Plan amendment format somewhat favored over APR. (31% to 26%- Q26).
- Review of nominations at a parcel-level was less preferred over distinct area level (40%- Q23) or in identified study area (42%- Q27).
- APR does not allow time for meaningful dialogue, debate, discussion about nominations (Q9)
- More community education and engagement about planning should occur earlier in the process (Q6, 20).
- More consultation with nominators should occur when nominations are formed, so that fewer changes need to be made during review.
- Dissatisfaction expressed with anyone being able to submit a nomination and that the property owner does not need to give consent.