

Proposed Procedures for Planning Commission Workshop on the 2016 Plan Amendment Work Program (Fairfax Forward Evaluation, Part II)

April 14, 2016

Workshop Purpose

The Planning Commission workshop is the next major step in developing the 2016 Comprehensive Plan Amendment Work Program (Fairfax Forward Evaluation, Part II).

The upcoming workshop on the 2016 work program will serve as an opportunity for Planning Commission members, staff, and the public to hear input on whether any or all of the proposed submissions received during the public submission period should be added to the 2016 work program, prior to the public hearing of the work program. Recommendations about the submissions should be made by applying the following set of criteria:

- Address emerging community concerns;
- Respond to actions by others, such as Federal, State, or adjacent jurisdictions;
- Advance major policy objectives, such as promoting environmental protection, fostering revitalization of designated areas, supporting economic development, preserving open space, providing affordable housing, or balancing transportation infrastructure and public facilities with growth and development;
- Better implement the Concept for Future Development;
- Reflect implementation of Comprehensive Plan guidance through zoning approvals; and,
- Respond to or incorporate research derived from technical planning or transportation studies.

A Planning Commission public hearing on the 2016 work program is scheduled for June 15, 2016, after which time the Planning Commission will make a recommendation to the Board of Supervisors (Board) through an action item on July 26, 2016.

Workshop location and time

The Planning Commission Workshop will be held in the Fairfax County Government Center Board Auditorium, beginning at 7:00p.m. on April 27, 2016. A carry-over session may be scheduled as part of the regular Planning Commission meeting at 8:15p.m. on May 11, 2016 in the same location.

Workshop Agenda

All submissions received by January 29, 2016 will be presented at the Planning Commission workshop, except withdrawn submissions. The submissions will be grouped based on Supervisor District and planning area. The presentation order of submissions will be published online prior to the April 27th workshop. If the submitter is not able to attend the workshop, he/she may send a representative to make the presentation. See proposed presentation order on page 4.

Workshop Preparation

The submissions are posted online at the Fairfax Forward Evaluation website:

<http://www.fairfaxcounty.gov/dpz/fairfaxforward/pasubmissions/submissions-received.htm>. Prior to the April 27th workshop, a report will be distributed to the Planning Commission summarizing each submission, the current Plan recommendations for each submission, proposed changes, and any critical issues. In addition, staff will make a preliminary recommendation for each submission whether:

- 1) the submission should be added to the work program;
- 2) a modified version of a submission should be added to the work program;

- 3) the item should be carried over to future work programs; or
- 4) the item should not be added to the work program.

Planning Commission staff will provide a means to register to speak at the workshop prior to the April 27th workshop, as well as a sign-in sheet at the beginning of each workshop to determine the number of speakers present for each submission.

Workshop Notification

Following the receipt of the submissions, notification letters were sent to all subject property owners. The letter also notified the property owner of the schedule for review and the location of the website where additional information about the workshop and public hearing can be found. Two to four weeks prior to the workshop, notification letters will be sent to the Home Owners Associations and Civic Associations adjacent to the subject property(ies).

Workshop Procedures

The submissions will be grouped based on Supervisor District. The presentations will begin with the DPZ planner describing an overview of the process to develop the 2016 work program, how the workshop fits into the process, and a description of the submission groupings (**up to 5 minutes**).

Following the overview, a presentation of each submission will occur as follows:

1. The DPZ planner has up to **3** minutes to locate the subject property(ies) of the submission, summarize the current Plan recommendations, proposed changes, any critical issues, and preliminary staff recommendation.
2. Public comment: Any individual, who is appearing on their own behalf or on the behalf of a business, organization, or other association may comment on the submission for up to **3** minutes. All persons planning to testify should sit in the front several rows of the Board Auditorium to help expedite the public hearing process. When called upon to speak by the Chairman, and please state your name and address for the public record. In order to minimize repetitive testimony, organizations are encouraged to have only one person speak for the group, with other members of the organization standing to show their support.

The Decision-Making Process

- After the presentations and discussion at the workshop, staff may revise their position. The final staff recommendation on the 2016 work program will be presented in a Staff Report that will be available to the public two to four weeks before the Planning Commission public hearing.
- Following the public hearing, the Planning Commission will make a recommendation to the Board to approve the 2016 work program as recommended or adjusted, which will be presented as an action item to the Board.
- The Planning Commission and staff often agree on recommendations, but staff may convey different recommendations to the Board on individual work program items. The Board will take final action to adopt the 2016 work program.
- Review of the items that are added to the work program, including public outreach, will begin according to the schedule once the Board has adopted the work program.

Public Comment on the Submissions

- Community members may express their positions on the submissions in writing to the Planning Commission office, 12000 Government Center Parkway, Suite 330, Fairfax Virginia 22035-0042, via email plancom@fairfaxcounty.gov or by speaking at the workshop. To assure distribution at the

workshop, letters or e-mails must be delivered to the Planning Commission office at least one business day prior to the workshop. The Planning Commission office will collect and distribute written correspondence to the Planning Commissioners and staff at the workshop. Community members encouraged to express their views through a community representative.

- Anyone may testify at the Planning Commission workshops or public hearing. Visit the Planning Commission site to sign up to speak: <http://www.fairfaxcounty.gov/planning/procedure.htm>. You may also call the Planning Commission at 703-324-2865 (TTY at 703-324-7951) to be placed on the speakers list.

Fairfax Forward 2015 Evaluation website: Go to the Department of Planning and Zoning (DPZ) site on the County Web site at <http://www.fairfaxcounty.gov/dpz/fairfaxforward/evaluation.htm>.

Questions about the workshop schedule or location: Call the Planning Commission office at 703-324-2865 (TTY at 703-324-7951).

Proposed Presentation Order

Mount Vernon District

WP16-002: Gum Springs RA (martial arts/special education) (Richmond Highway Corridor)

WP16-024: Public storage (Richmond Highway Corridor)

Mason District

WP16-001: Cherokee Ave conversion from office to MF residential (Lincolnia Planning District)

WP16-006: Shawnee Rd conversion from industrial to residential (Beltway South Industrial Area))

WP16-011: Industrial Rd self-storage and retail (Beltway South Industrial Area))

WP16-019: Replace office with industrial, and delete Carolina Place extension (Beltway South Industrial Area)

WP16-008: Option for townhouse office and/or residential, and/or institutional uses (Jefferson Planning District)

WP16-013: Essentially expand the Graham Park Plaza Plan Amendment (Jefferson Planning District)

Providence District

WP16-012: Initiate land use study for New Grand Mart and Pistone's Italian Inn properties (Seven Corners Community Business Center (CBC))

WP16-004: Adjust mixed use option (Merrifield Suburban Center)

WP16-005: Add option for mixed use (Merrifield Suburban Center)

WP16-015: Add option for residential mixed use near TSA. (Merrifield Suburban Center)

WP16-020: Increase FAR in mixed use option on Eskridge Rd (Merrifield Suburban Center)

WP16-014: Add residential mixed use option to Pan Am Center (Vienna Planning District)

WP16-016: Increase FAR and building height (Tysons Urban Center)

Sully District

WP16-018: Option for residential in the Westfield Corporate Center (Dulles Suburban Center)

Sully and Dranesville Districts

WP16-022: Option for residential in Middleton Farms (Dulles Suburban Center)

Dranesville District

WP16-023: Include additional car-oriented options to allow a Wawa store (Dranesville Dulles Suburban Center)

WP16-010: Remove planned trail along Potomac River (McLean Planning District)

WP16-017: Add option for the Ashby Tower for mixed use up to 3.0 FAR (McLean CBC)

Hunter Mill District

WP16-007: Increase FAR to build Soapstone Connector (Wiehle-Reston East Transit Station Area)

WP16-009: Expand residential mixed use to complete the grid (Wiehle-Reston East Transit Station Area)

WP16-021: Change from industrial to MF residential on Pinecrest Rd (Upper Potomac Planning District)

Countywide

WP16-003: Update Human Services element of the Policy Plan