



# **Zoning Ordinance Amendment Older Adult Accommodations and Services - Continuing Care Facilities**

Proposed Zoning Ordinance Amendment  
Item Type: Update and Recommendation

Donna Pesto  
Deputy Zoning Administrator

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# Background and Origin

- Added to the Work Program in 2016 as “Older Adult Housing”
- Categorized as a Priority 1, First Tier Amendment for 2017 Work Program
- Now titled “Older Adult Accommodations and Services and Other Congregate Care Uses,” the amendment has been carried over as a Priority 1, First Tier Amendment on the 2018 Zoning Ordinance Amendment Work Program
- Origin of Amendment:
  - 50+ Community Action Plan recommendations
  - Experience with evolving business models and market preferences

# Purpose of Today's Discussion

- Review Strawman proposal
- Discuss outreach and input received
- Discuss timing and next steps
- Board discussion/recommendation



# Proposed Changes

Per Board direction at last DPC meeting, the proposal will:

- Add a new zoning district, PCC, for Continuing Care Facilities
- Add a new use, Continuing Care Facility, to be allowed in the PCC, PRM, PDC, PRC and PTC Districts
- Add Adult Day Health Care and Senior Centers as new uses
- Modify existing definitions to update, clarify and make distinctions, where necessary
- Establish a parking rate, transitional screening requirements, application fees, and other related changes for new uses

# Strawman Review – New PCC District

**Define Continuing Care Facility:** generally, a coordinated development offering a continuum of accommodation and service options to older adults and adults with a disability

**Principal Uses:** a continuing care facility and public uses

**Secondary Uses:** commercial and recreational uses that serve the principal use

**Lot Size:** 3 acres in CBC, CRA, CRD or TSA\*; 10 acres outside those areas; all modifiable by the Board

\*Community Business Center, Community Revitalization Area, Commercial Revitalization District and Transit Station Area

# Strawman Review - Use Limitations:

- Located on a street sufficient to handle the impacts of the use
- Health Care Advisory Board review required
- CCF must be established prior to establishment of secondary uses
- Must address need for affordable units/accommodations for older adults and/or employees

# Strawman Review-Affordability Provisions

- Still a work in progress
- Guidelines will be established in the Comprehensive Plan
- Provide on-site or off-site
  - land to build accommodations or units for older adults;
  - affordable accommodations or units for older adults and/or employees;
  - monetary contribution to a fund used for accommodations or units for older adults
- Amount equivalent to providing 12% affordable rental units or a monetary standard

# Strawman Review - Intensity

- Still a work in progress
- Based on underlying Comp. Plan recommendation
- Results in an increase in maximum FAR for all Zoning Districts by approx. 25%-125% (See handout and Pg. 10 of Strawman)
- Allows for a PCC District rezoning request w/o need for a Comp. Plan amendment, provided the proposal is compatible with other Comp Plan recommendations



# Related Comprehensive Plan Changes

Add a new Appendix 14 regarding Locational and Development Guidelines to address:

- **Land use compatibility** – scale of proposed facility and potential impacts on adjacent and nearby properties
- **Site and building design** – architectural compatibility, architecture, building materials, screening, etc.
- **Transportation** – on-site circulation and off-site impacts

# Related Comprehensive Plan Changes – Con't

- **Affordability** – guidelines provide for units, land or monetary contribution
- **Environmental concerns** – noise, water quality, preservation
- **Public facilities needs** – parks, libraries, fire and rescue services, and stormwater management

# Example of Intensity Increase

Comprehensive Plan Recommendation:

Residential uses at a density of 3-5 dwelling units per acre

Application property is a consolidation of 17 acres of land

Possible intensity for a rezoning to the PCC District to permit a Continuing Care Facility (CCF):

Using conversion table in Sect. 6-608, maximum FAR is 0.45

Maximum of 333,324 square feet for CCF

3.4 acres of open space required

# Strawman Review – Other P-Districts

**In PDC, PRM, PRC and PTC:** Allow a continuing care facility as a principal/permitted use when shown on approved development plan

**Use Limitations:** same as with PCC District regulations

**District Regulations:** FAR, yards, height, etc. will be in accordance with underlying zoning district

# Strawman Review – Day Services

Add **Adult Day Health Care Center and Senior Center** as specific uses in the Zoning Ordinance

- Adult Day Health Care serves medically fragile adults
- Senior Centers primarily for social, recreational, educational interactions

# Strawman Review – Changes to Existing Uses

Modify existing Independent Living Facility and Medical Care Facility uses to:

- Comport with the new CCF use
- Further clarify and update terms and definitions, as necessary
- Review continued appropriateness of affordability, parking, density multiplier and bonuses, and other provisions

# Outreach - Internal and External

Initial discussion/Strawman distribution/specific meetings with:

zMOD Land Use Attorney's Group

HCAB (2 times)

zMOD Citizens Group

NVTC Task Force

Providence District Council (6/13)

AARP

McLean Citizens Association (7/31)

Multiple CCF developers

Zoning Ordinance Open Houses (1 in 2017 and 3 in 2018)

County Workgroup: representatives of Housing and Community Development, Health Department, County Attorney, Area Agency on Aging, Long-Term Care Coordinating Council, Health Care Advisory Board, and DPZ

# Outreach – Input Thus Far

- Density recommendation should be increased
- Minimum acreage for PCC District rezoning should be reduced
- More specificity needed on affordability contribution
- Parking may be too high for certain mixes of unit types
- Review standards and submission requirements related to HCAB analysis or eliminate HCAB review



# Next Steps and Timing



- **June-August** – Continue to receive input on draft strawman; conduct community outreach
- **July 24, 2018** – Development Process Committee
- **September 25, 2018** – Authorization of amendment proposal
- **October 25, 2018** – Planning Commission Public Hearing
- **December 4, 2018** – Board of Supervisors Public Hearing
- **2019** – Continue work on other elements of this topic area, such as age-restricted housing and other changes



## Resources

### [Proposed Zoning Ordinance Amendment Website](https://www.fairfaxcounty.gov/planning-zoning/zoning-ordinance/amendments)

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### [50+ Plan Website:](https://www.fairfaxcounty.gov/familyservices/older-adults/fairfax-50-plus-community-action-plan)

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