



Planning and Land Use System (PLUS)



Land Use Policy Committee

July 20, 2021

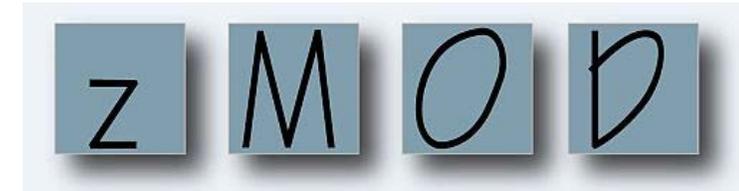
Daniel Creed DPD-ZED

PLUS Overview

- Planning and Land Use System (PLUS)
 - Department of Planning and Development (DPD)
 - Environmental Health (EH)
 - Fire Marshal (FM)
 - Land Development Services (LDS)



- Presentation Focuses on DPD and EH applications, although Releases 1 and 2 also included applications for LDS
- Release 2 launched July 1, 2021 to coincide with the effective date of Fairfax County Zoning Ordinance Modernization Project (zMod)





Benefits of PLUS:

- Transition to a digital plan submission and distribution
- Centralized System for outside agency review and comments
- Reduction in paper
- Transparency
- Real-time tracking and updates
- User Friendly for Industry and Residents
- GIS integration

Processing Status

- Application Submittal
- ZED Planner Review
- ZED Management
- Review Coordination
- Staff Report
- Meeting and Hearings
- Final Closeout

Attachments

The maximum file size allowed is **1000 MB**.

Name	Record ID	Record Type	Entity Type	Type	Size	Latest Update	Action	Entity
Dominion Square West Bldg. C6 - FDPA.pdf	RZPA-2021-HM-00006	Rezoning Plan Applications and Amendments	Record	Development Plan	80.05 MB	07/06/2021	Actions ▾	Rezoning Plan Applications and Amendments - RZPA-2021-HM-00006
Dominion Square West BLDG C-6 FDPA Certified Plat.pdf	RZPA-2021-HM-00006	Rezoning Plan Applications and Amendments	Record	Zoning Plat	1.08 MB	07/06/2021	Actions ▾	Rezoning Plan Applications and Amendments - RZPA-2021-HM-00006
RE APAH Dominion Square West FDPA Chapter 870 TIA Determination.msg	RZPA-2021-HM-00006	Rezoning Plan Applications and Amendments	Record	TIA Determination	118.50 KB	07/06/2021	Actions ▾	Rezoning Plan Applications and Amendments - RZPA-2021-HM-00006



PLANNING & DEVELOPMENT

DPD Applications in PLUS to date

Zoning Evaluations Applications

- Rezoning
- Rezoning Plan Amendments
- Special Permits
- Special Exception
- Variance
- Pre-application meetings (R1)

Zoning Administration Division

- Accessory Living Unit
- Home Based Business 2.0
- Interpretations of Zoning Ordinance
- Vested Rights Determination
- Zoning Compliance Letter Request
- Noise Waiver 2.0
- Noise Waiver 1.0 (R1)
- Interpretations of Zoning Ordinance 1.0 (R1)
- Home Based Business 1.0 (R1)

Planning Division

- Intergovernmental Review
- Public Facility (2232 Review)
- Public School Expansion or Modification (2232 Review)
- Administrative Review Eligible Project (AREP)
- Wetlands Permit (Tidal)
- Telecommunications (2232 Review)
- Agricultural & Forrestral District
- Comprehensive Plan Amendment (R1)



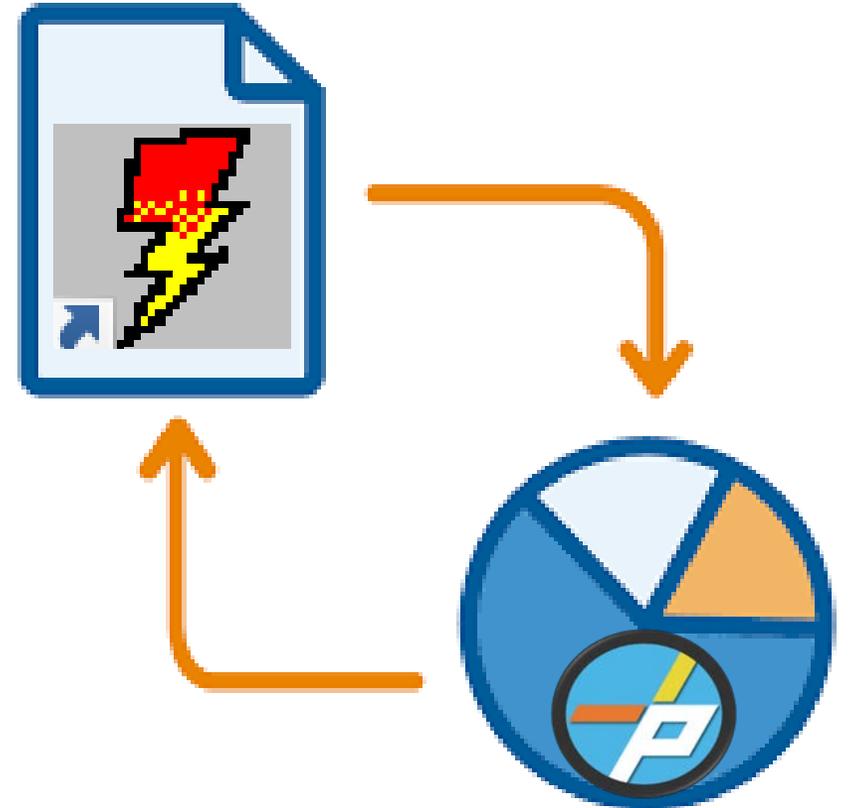
Over **70** DPD Applications Submitted Online since
July 1, 2021

*As of July 12, 2021

Legacy System and Data Conversion

DPD Data Conversion to PLUS

- All historic ZED applications/documents in ZAPS will be available for viewing and research in PLUS
- Over **75,000** files (PDF, documents, etc....) converted into PLUS
- Over **20,000** ZAPs applications converted into PLUS
- SQL Server (ZAD/PD) records converted to PLUS
- In-process applications resumed in PLUS



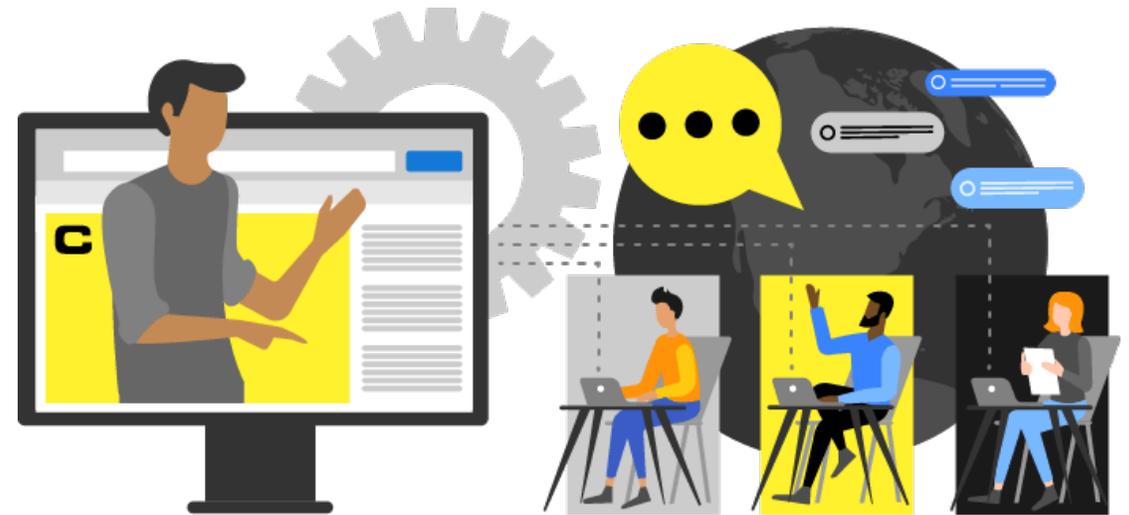
Training and Outreach

Training:

- 332 user trained
- Over 40 scheduled sessions
- 18 External Training Sessions
 - External Agencies
 - Land Use Committees
 - Industry Groups

Outreach:

- Letters to Industry
- Email Updates
- Website Updates
- Robust Help Desk and Customer Support
- Social Media





CELEBRATE

FAIRFAX

Environmental Health added Temporary Events in Release 2

- Temporary Food Event (TFE)

Parent Record

Event Coordinator

- Temporary Food Establishment Permit (TFEP)

Child Record

Food Vendors

[Create an Application](#)[Search Applications](#)[Schedule an Inspection](#)

Select a Record Type

Choose one of the following available record types. For assistance or to apply for a record type not listed below please contact us at (703) 246-2201 or HDehd@fairfaxcounty.gov

To apply for a new permit or for ownership change, please proceed below.

For any other changes (Establishment name, owner name, equipment) or for minor alterations (painting, resurfacing), please look up your existing permit record and select the **Make Changes** button on the Record Detail page.



▶ [EH Additional Records](#)

▶ [Food Establishment](#)

▶ [Marina](#)

▶ [Mobile Food Unit](#)

▶ [Tattoo](#)

▼ [Temporary Event](#)

Temporary Food Establishment Permit

Temporary Food Event

▶ [Registration](#)

[Continue Application »](#)

Demo Subjects:

- Search Functionality
- Related Records Functionality
- Application Submittal
- Reports
- Documents



Questions?

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Links:

<https://www.fairfaxcounty.gov/plan2build/plus>

<https://plus.fairfaxcounty.gov/CitizenAccess/Welcome.aspx>



Release 1 DPD applications

- Pre-Application Meetings (ZED)
- Interpretations of Zoning Ordinance (ZAD)
- Noise Waiver 1.0 (ZAD)
- Comprehensive Plan Amendment (PD)

Release 2 ZED applications

- Rezoning
- Rezoning Plan Application
- Special Permits
- Special Exception
- Variance

Release 2 Planning applications

- Intergovernmental Review
- Public Facility (2232 Review)
- Public School Expansion or Modification (2232 Review)
- Administrative Review Eligible Project (AREP)
- Wetlands Permit (Tidal)
- Telecommunications (2232 Review)
- Agricultural & Forrestral District (New, review, amendment)

Release 2 ZAD applications

- Accessory Living Unit
- Home Based Business
- Interpretations of Zoning Ordinance
- Vested Rights Determination
- Zoning Compliance Letter Request
- Noise Waiver 2.0

RZ vs RZPA

Rezoning Plan Amendment (RZPA)

Proffer Condition Amendments (PCA)
Conceptual/Final Development Plans/Amendments (CDPA/FDPA)
Comprehensive Sign Plan/Amendments (CSP/CSPA)
Conceptual Plan Reston (CP/CPA)
PRC Plans (PRC/PRCA)

Record RZPA-2021-HM-00006:

Rezoning Plan Applications and Amendments

Record Status: Submitted

Record Info ▼

Payments ▼

Parcel Information ▼

Related Records

[View Entire Tree »](#)

Record Number	Record Type	Project Name	Submitted	View
 RZ-2011-HM-012	Rezoning	CARS-DB1, LLC	02/01/2011	View
 FDP-2011-HM-012	Rezoning Plan Applications and Amendments	CARS-DB1, LLC	09/16/2016	View
 CDPA-2011-HM-012	Rezoning Plan Applications and Amendments	CARS-DB1, L.L.C.	04/11/2019	View
 PCA-2011-HM-012	Rezoning Plan Applications and Amendments	CARS-DB1, L.L.C.	04/09/2019	View
 RZPA-2021-HM-00006	Rezoning Plan Applications and Amendments		07/06/2021	



PLANNING & DEVELOPMENT

PLUS Applications Submitted



12
ZED
Applications

- 2 RZPAs
- 2 SEs
- 8 SPs

55
ZAD
Applications

- Administrative Permits
- Determination Requests

[RESIDENTS](#)[BUSINESS](#)[GOVERNMENT](#)**FAIRFAX COUNTY**
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Welcome to PLUS, Fairfax County's Planning and Land Use System. PLUS allows customers to create and submit applications online, pay fees, track application status and receive electronic notifications.

To use these online services, please register for a free user account by clicking on the Register for an Account link above.

PLUS may be unavailable the third Sunday of each month between 6PM and midnight