



# Modifications to Fairfax Forward

Comprehensive Plan Amendment Process

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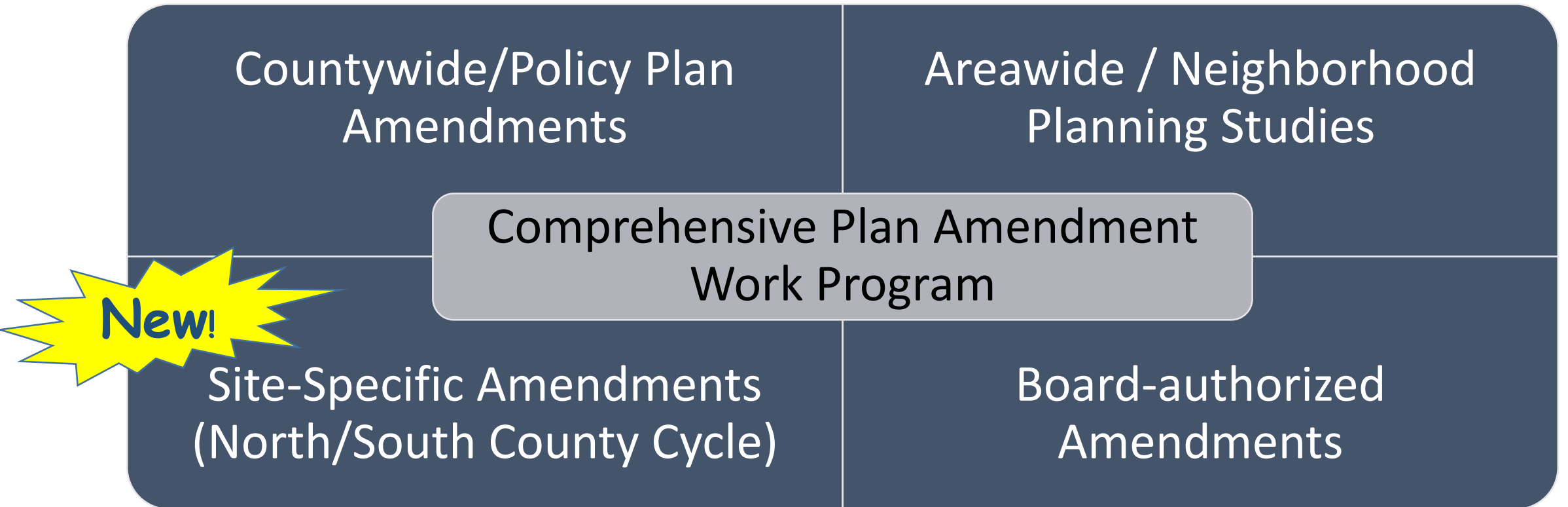
May 9, 2017

# Comprehensive Plan Amendment Process - Fairfax Forward

- 2015-2016 Evaluation:
  - Measured efficiency, effectiveness, accessibility and impact of the process as a replacement to APR
  - Proposed changes to the Plan Amendment Work Program (22 submissions received)
- PC Decision on the Fairfax Forward Process Evaluation
  - deferred on May 25, 2016
- PC Decision on the Plan Amendment Work Program
  - deferred on June 15, 2016
- Additional evaluation underway since that time
  - 23 meetings

# Proposed Changes to the Planning Process

Comprehensive Plan Review based on a Plan Amendment Work Program –  
Reviewed annually by the Planning Commission

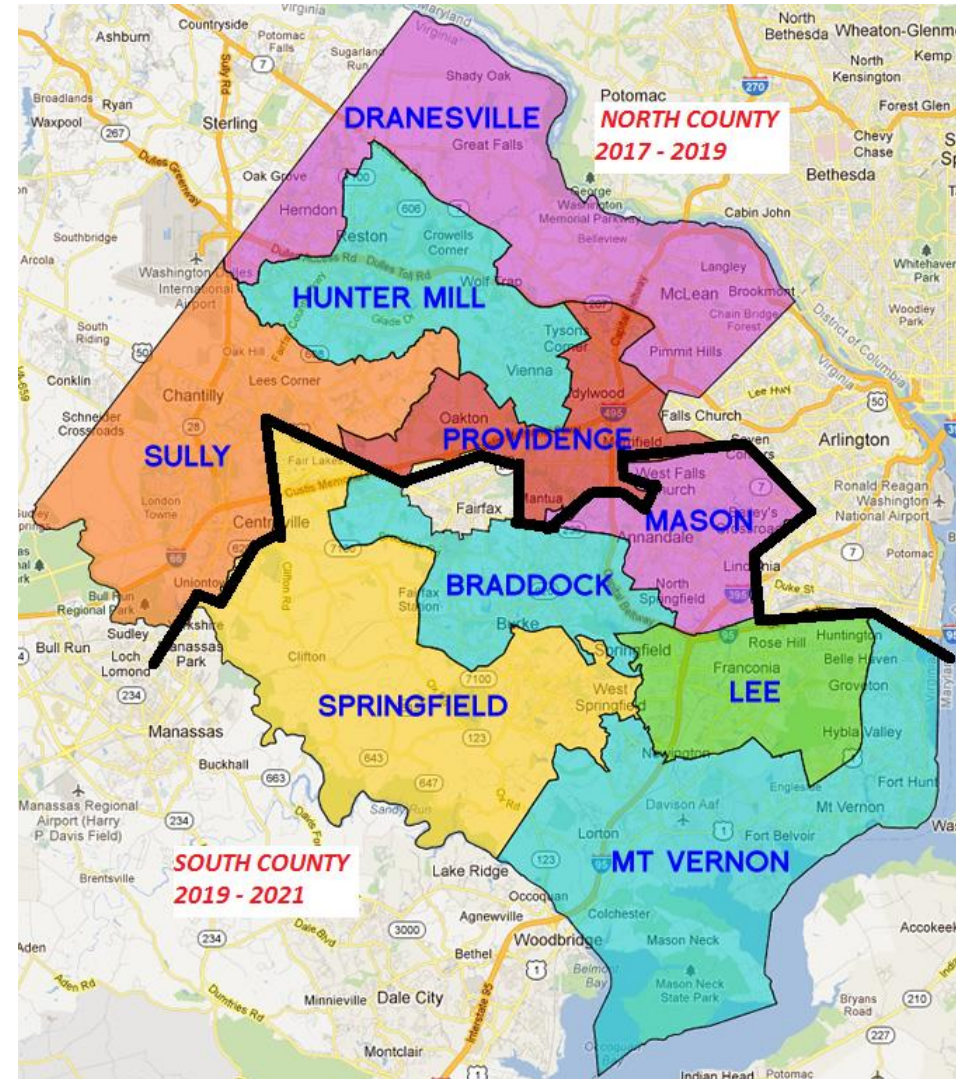


**Goal of proposed changes** - Address concerns raised by community about participation, and increased number of Board-authorizations

**New!**

# Site-Specific Plan Amendment Process

- 4-year review process
- North/South County cycle:
  - *North County:* Dranesville, Hunter Mill, Providence, Sully
  - *South County:* Braddock, Lee, Mount Vernon, Mason, Springfield
- Nomination-based
- Anyone can submit
- Task Force review



# Site-Specific Plan Amendment Process

Education & Nomination  
(5 months)

- Open nomination period (3 months)
- Task Forces (TF) are appointed

Screening  
(7 months)

- High level review by staff and TF
- PC adopts changes to the work program
- Board Information Item

Work Program Review  
(6-9 months)

- Review and impact analysis by TF and staff
- PC and Board public hearings

Plan Monitoring  
(3 months)

- Quantitative and qualitative measurement of Plan amendments



# Eligibility Requirements for Nominations

- ✓ Subject areas must be located outside of the boundaries of any pending Plan amendment or special study.
- ✓ Subject areas must not have been part of an adopted Plan amendment within the past 4 years.
- ✓ Nomination will not affect the Policy Plan or countywide systems.
- ✓ Only one nomination for a particular site per nominator.
- ✓ Only non-residential proposals would be accepted in areas subject to the 2016 Proffer Reform Bill.

# Timeline of Proposed Changes

- Planning Commission Land Use Process Review Comm. – March 29
- Planning Commission public hearing – April 19
- Planning Commission decision-only – May 4
- Board Development Process Committee – May 9
- Board of Supervisors public hearing – May 16

# Staff Recommendation

1. Adopt the proposed revisions to the Comprehensive Plan Amendment Process, which would include the initiation of the Site-Specific Plan Amendment process.
2. Eliminate the nominations submitted for consideration to the work program in January 2016.
3. Identify and discuss with the Board any inactive Plan amendments and present an updated Plan amendment work program to the Commission.



# Benefits of the Proposed Changes

- Familiar process due to similarities to APR;
- Clearer process for citizen participation and review schedule;
- All parts of the county would be eligible for review once every four years;
- Enhanced screening process necessary to manage expected volume of nominations;
- Public education about process and expectations for screening process critical to success;
- Planning Commission would review the PA work program more frequently; and,
- Board-authorization process remains available for nominations not eligible for site-specific process, or others of greater urgency.

# **Modifications to Fairfax Forward**

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## **Comprehensive Plan Amendment Process**