

Overview of the Development Review Process

Cathy Lewis

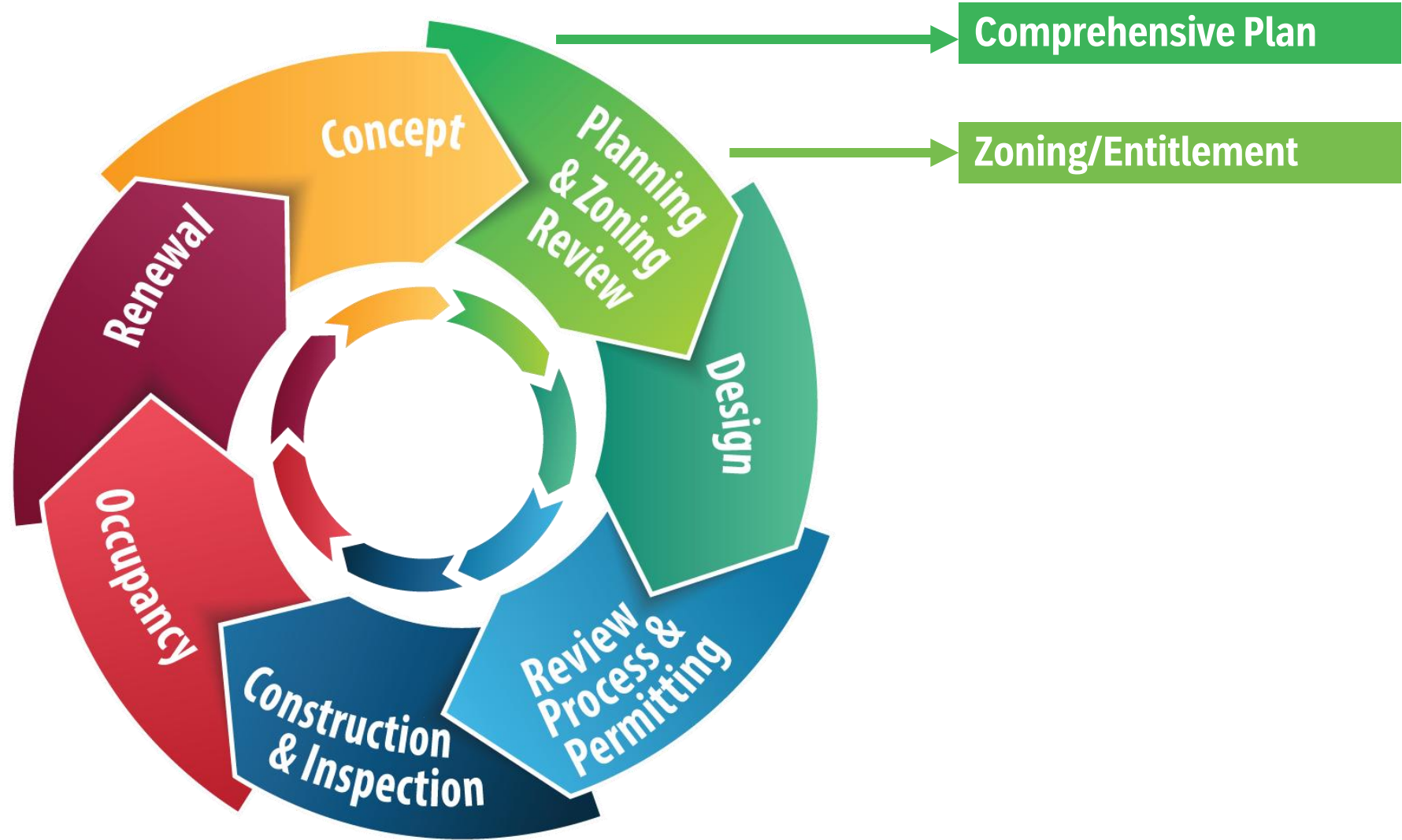


PLANNING & DEVELOPMENT



Land Development in Fairfax County

The land development process covers the lifecycle of the built environment over many years.



Types of Zoning Applications...

- Rezoning

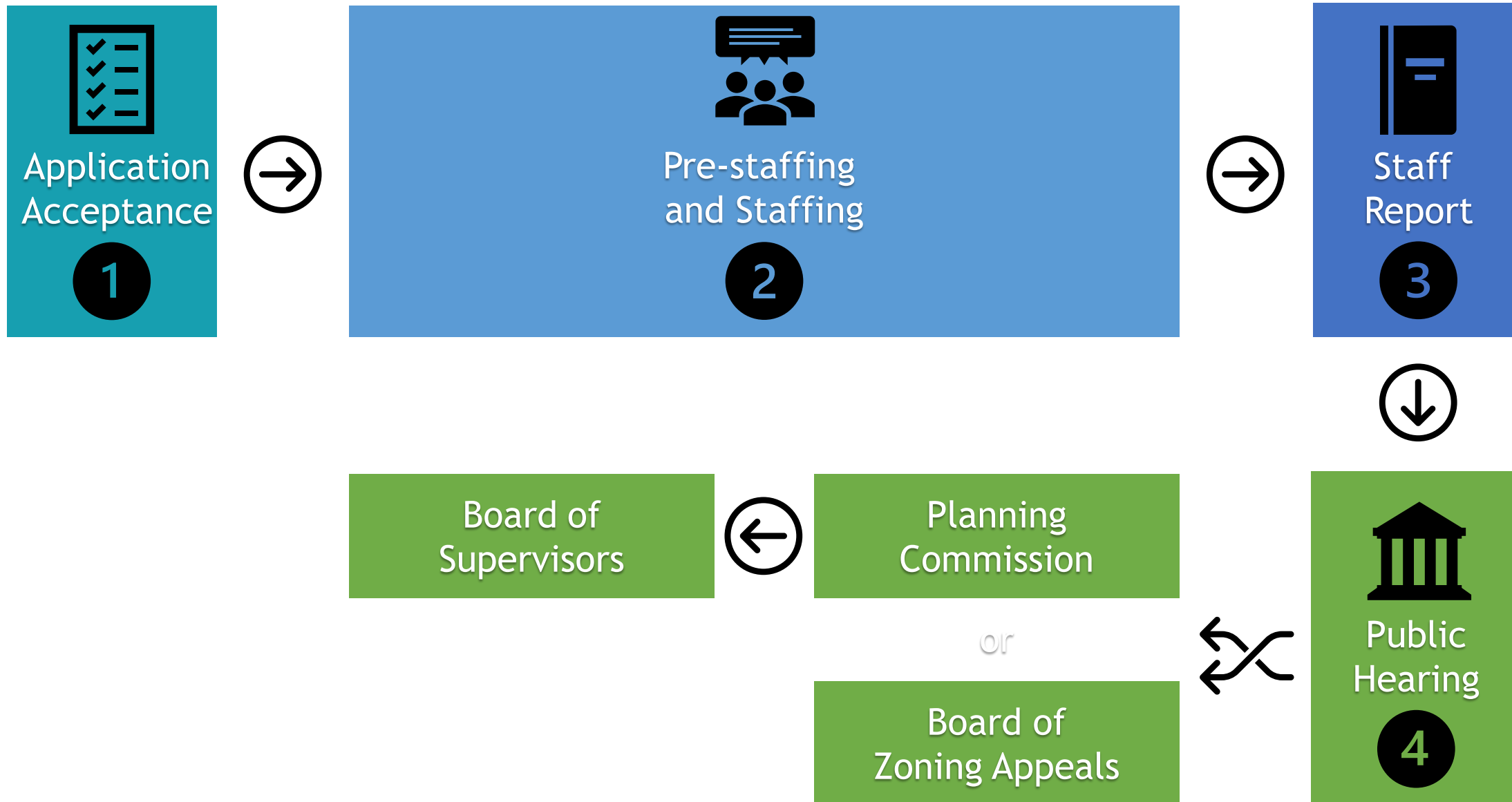
- *A change to the Underlying Zoning*
- *Evaluate against Comprehensive Plan (guidance) and Zoning Ordinance (regulations)*
- *Usually involve a Development Plan*
- *Usually involve a set of voluntary commitments called ‘proffers’*
- *Some additional regulations in some areas based on new law*
- *Planning Commission (PC) & Board of Supervisors (BOS)*

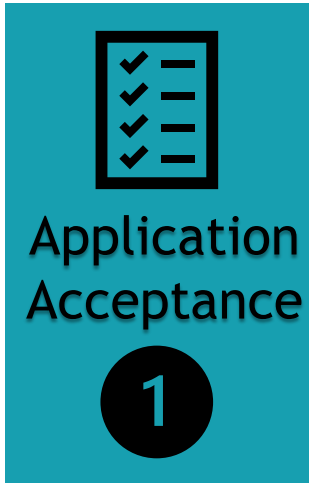
- Special Permits / Special Exceptions

- *Uses that may be appropriate in a particular zoning district but require additional review*
- *Do not change underlying zoning; Can expire*
- *Usually involve development conditions imposed by the County*
- *SEs = PC & BOS, SPs = Board of Zoning Appeals (BZA)*

Roles & Responsibilities

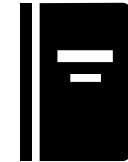
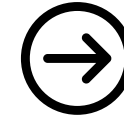
- Staff
 - *Review based on guidance documents, legal standards & good planning principals*
 - *Speak for common good*
 - *Consistency*
- Residents
 - *Applicants are encouraged by supervisor's staff to reach out to citizens early*
 - *Provide the 'on the ground' knowledge*
 - *Be aware of what's happening in the area*
- Planning Commission
 - *Makes recommendation to BOS based on testimony from applicant, staff, citizens, and other interested parties*
- Board of Supervisors
 - *Final decision maker*
 - *Takes all testimony and recommendations into account*





Pre-staffing
and Staffing

2



Staff
Report

3



Board of
Supervisors



Planning
Commission

or

Board of
Zoning Appeals



Public
Hearing

4

1 Application Acceptance

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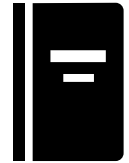
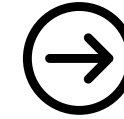
Application
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Public
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Board of
Supervisors



Planning
Commission

or

Board of
Zoning Appeals



2 Pre-staffing and Staffing Development plan review.

Zoning
Evaluation is
not alone in
development
review.



FAIRFAX COUNTY
LAND DEVELOPMENT
SERVICES



PUBLIC WORKS AND
ENVIRONMENTAL SERVICES



PLANNING & DEVELOPMENT





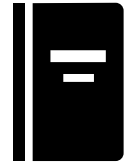
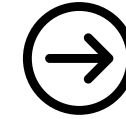
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Board of
Supervisors



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2 Pre-staffing and Staffing Development plan review.



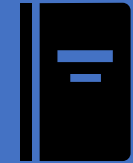
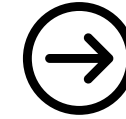
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Staff
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Board of
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Public
Hearing

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3 Staff Report

Written analysis, recommendation.

Record of review



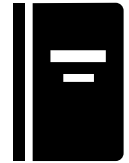
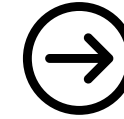
Application
Acceptance

1



Pre-staffing
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Staff
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Board of
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Public
Hearing

4

4

Public Hearings

Approval/denial decision.



Application
Acceptance

1



Pre-staffing
and Staffing

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Staff
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Public
Hearing

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**Development review process
is generally 6-12 months
from beginning to end.**

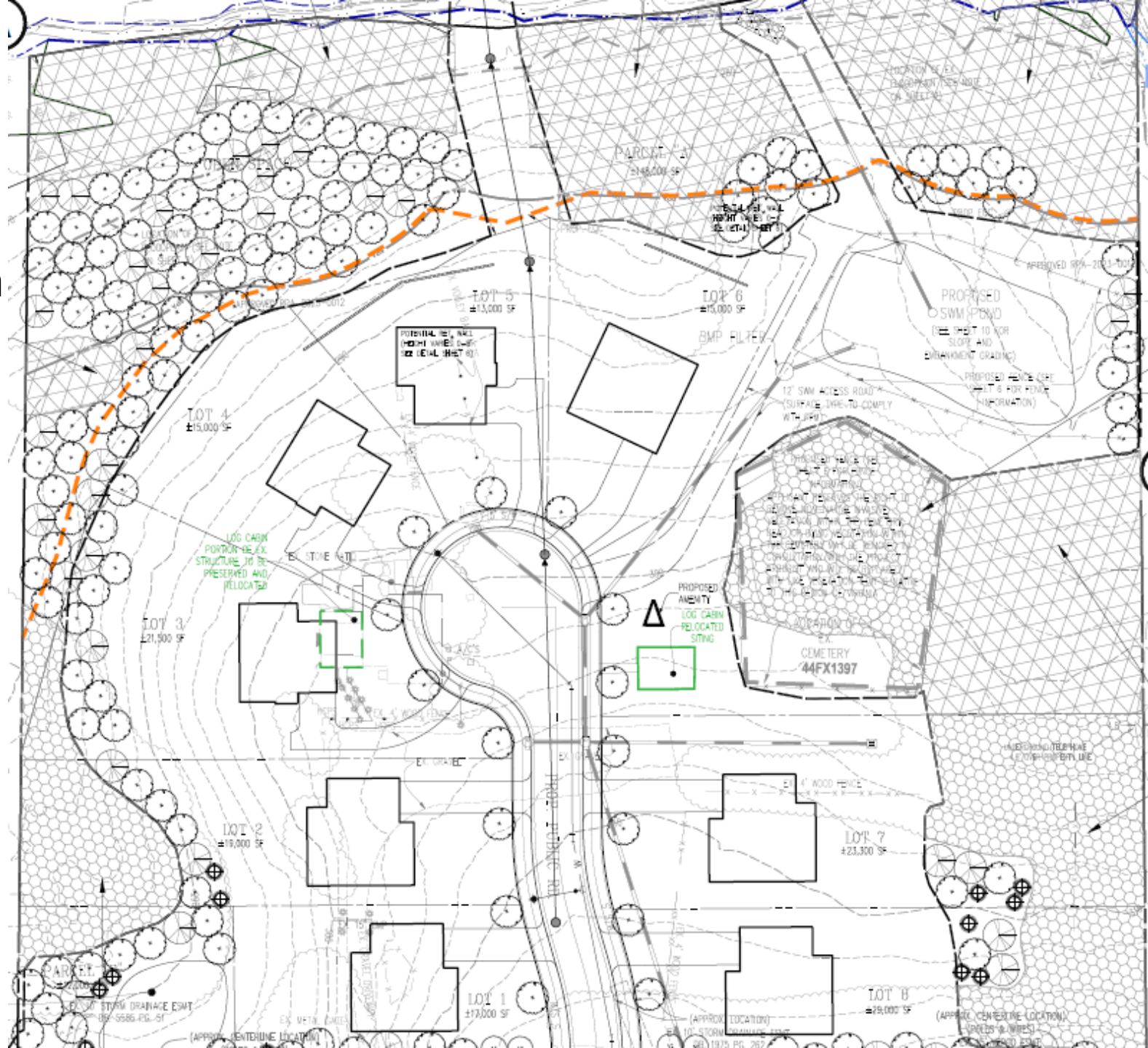
Case Study: Fairfax Hunt

- RZ 2022-HM-00025
 - Request to rezone ~8.87 acres from R-E to PDH-1 to build 8 houses
- Area III, Reston, Reston Neighborhoods Note #6
 - Option to develop at 0.5-1 du/ac; preservation of the cemetery; min 1 acre lot for the historic structure; new neighborhood should be incorporated into RA if possible
- Plan Base Map: Private Recreation
- Significant slopes, RPA, EQC
- Two historic resources
 - Unnamed cemetery
 - Log house originally constructed in the 1790s

- Site layout
- Log Cabin and Cemetery
- Environmental / RPA / EQC
- Architecture
- Open space
- Connectivity
- Tree save on private lots

Final Submission

- Better meets plan guidance
 - Preserved log cabin, which will be moved adjacent to the cemetery
 - Tree save on outlots managed by the HOA
 - Better, more logical site design
 - Sidewalk connection to Lake Fairfax Park
 - Improved community open space
 - Better stormwater management and environmental protection



Additional Resources

- COMPREHENSIVE PLAN

www.fairfaxcounty.gov/dpd/comprehensiveplan/

- COMPREHENSIVE PLAN WORK PROGRAM

https://www.fairfaxcounty.gov/planning-development/sites/planning-development/files/assets/documents/compplanamend/sspa/workprogram/adopted_work_program.pdf

- LINK TO COMP PLAN FAQ

www.fairfaxcounty.gov/dpd/comprehensiveplan/planfaq.htm

- LINK TO COUNTY EMAIL SUBSCRIPTIONS

www.fairfaxcounty.gov/email/lists/

(view the land use & development section for selections)

- LINK TO FB LAND USE PAGE

www.facebook.com/fairfaxlanduse/

- EDUCATION & FAQS

www.fairfaxcounty.gov/planning-development/plan-amendments/sspa/faqs

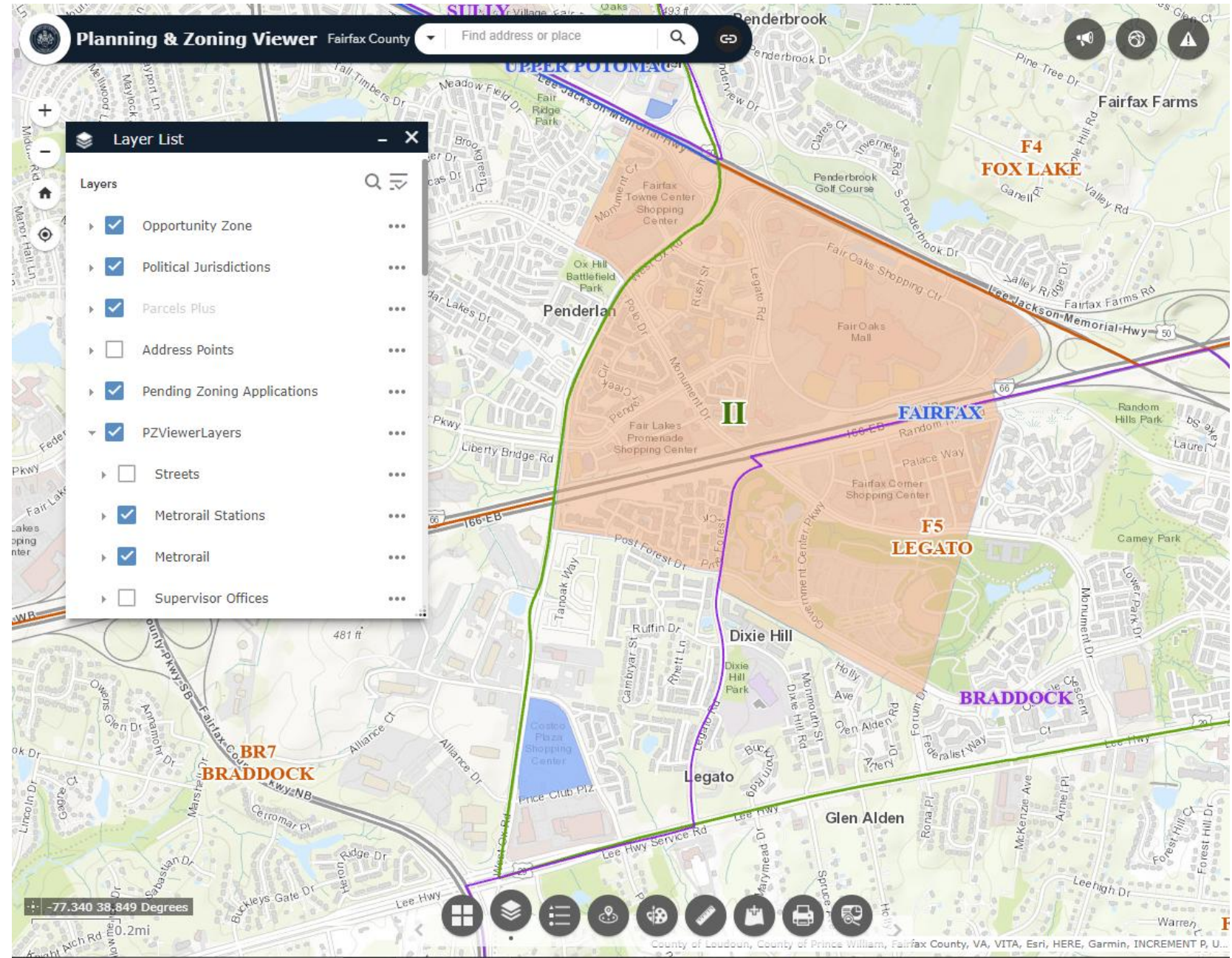
- PLANNING 101 VIDEOS

https://www.youtube.com/watch?v=WFaLwInL_UU&list=PL9D0cdqzRCqC2yDf8BF_8M0ck-F_Ngeik&index=1

Planning and zoning viewer

- Pending and approved zoning applications
- Pending comprehensive plan amendments
- Identify comprehensive plan area, planning district, and community planning sector
- Development centers
- Search for current applications near an address
- ...and more!

[Planning & Zoning Viewer \(arcgis.com\)](https://arcgis.com)



How to Get Involved

- Resident Groups (like FDLUC or HOA)
- Board of Supervisors
 - *Newsletters, Website, Resident Meetings*
- County Website / Geoportal
 - Zoning Information
 - <https://www.fairfaxcounty.gov/planning-development/maps-and-geographic-applications>
 - <http://plus.fairfaxcounty.gov/CitizenAccess/Default.aspx>
 - https://plus.fairfaxcounty.gov/CitizenAccess/Report/ShowReport.aspx?module=Zoning&reportID=247&reportType=LINK_REPORT_LIST
- Legal Notifications
 - *Postings, Mailings to adjacent property owners, Newspaper*